

2024-010149

Klamath County, Oregon

11/21/2024 01:20:02 PM

Fee: \$92.00

RECORDING REQUESTED BY:


Western Title & Escrow

1777 SW Chandler Ave., Suite 100
Bend, OR 97702

AFTER RECORDING RETURN TO:

Order No.: WT0268101-AL

James W. Van Agtmael and
Robin M. Van Agtmael
640 N 10th Place
Aumsville, OR 97325

SEND TAX STATEMENTS TO:

James W. Van Agtmael and
Robin M. Van Agtmael
640 N 10th Place
Aumsville, OR 97325

APN:881554

Map: 2409-019AD-01000

138635 Rhododendron Street, Gilchrist, OR
97737

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jerry E. Lenhard also known as Gerald E. Lenhard, individually, and Gerald E. Lenhard and Linda C. Lenhard, Trustees, or successor Trustee of the Gerald E. Lenhard and Linda C. Lenhard Revocable Trust, Grantor, conveys and warrants to James W. Van Agtmael and Robin M. Van Agtmael, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 122 Tract 1318, GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (\$155,000.00). (See ORS 93.030).

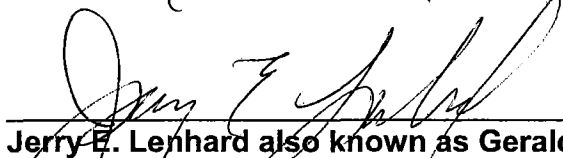
STATUTORY WARRANTY DEED
(continued)

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATUTORY WARRANTY DEED
(continued)

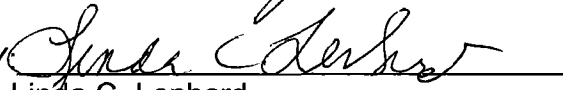
IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: November 18, 2024


Jerry E. Lenhard also known as Gerald E. Lenhard

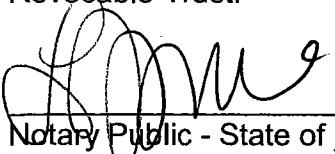
the Gerald E. Lenhard and Linda C. Lenhard Revocable Trust

BY: 
Gerald E. Lenhard
Trustee

BY: 
Linda C. Lenhard
Trustee

State of OREGON
County of Lane

This instrument was acknowledged before me on 11/18/2024 by Gerald E. Lenhard and Linda C. Lenhard, Trustees of the Gerald E. Lenhard and Linda C. Lenhard Revocable Trust.


Notary Public - State of Oregon

My Commission Expires: 1/26/2026

