



2024-010206
Klamath County, Oregon
11/22/2024 02:05:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jonathan M. Fritsch and Sara N. Fritsch and
Rebecca S. Fritsch
701 S Park Ave,
Chiloquin, OR 97624

Until a change is requested all tax statements shall be
sent to the following address:

Jonathan M. Fritsch and Sara N. Fritsch and
Rebecca S. Fritsch
701 S Park Ave,
Chiloquin, OR 97624
File No. 655880AM

STATUTORY WARRANTY DEED

**Joseph E. Myall and Melanie D. Myall, Trustees of the Myall Family Revocable Trust, u.a.d.
November 4, 2021,**

Grantor(s), hereby convey and warrant to

**Jonathan M. Fritsch and Sara N. Fritsch, as Tenants by the Entirety and Rebecca S. Fritsch, with
right of survivorship,**

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of
encumbrances except as specifically set forth herein:

**The W1/2 of the W1/2 of Government Lot 17, in Section 3, Township 35 South, Range 7 East of the
Willamette Meridian, Klamath County, Oregon.**

**EXCEPTING THEREFROM a parcel of land located in the W1/2 W1/2 of Government Lot 17 in
Section 3, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon,
being more particularly described as follows:**

**Beginning at the Southwest corner of Lot 17, Section 3, Township 35 South, Range 7 East of the
Willamette Meridian, Klamath County, Oregon, (C-E 1/16 corner); thence North 00° 40' 18" East
666.30 feet to the Northwest corner of said Lot 17; thence along the North line of Lot 17 North 89°
37' 53" East 27.13 feet; thence South 00° 14' 35" West 264.14 feet; thence South 32° 07' 35" West
23.43 feet; thence South 3° 11' 48" West 383.04 feet to the point of beginning. (Lot Line
Adjustment 42-99)**

The true and actual consideration for this conveyance is \$400,000.00.

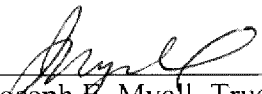
The above-described property is free of encumbrances except all those items of record, if any, as of the
date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

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.

Dated: November 8, 2024

Myall Family Revocable Trust, u.a.d. November 4, 2021


By: 
Joseph E. Myall, Trustee

By: 
Melanie D. Myall, Trustee

State of Oregon} ss.
County of Klamath}

On this 12 day of November, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared Joseph E. Myall and Melanie D. Myall known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Myall Family Revocable Trust, u.a.d. November 4, 2021, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 3/7/26

