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12/02/2024 12:10:19 PM

Fee: \$82.00

WARRANTY DEED

BETTY D. ZUVICH, trustee of the Robert D. Zuvich & Betty D. Zuvich Living Trust dated April 8, 2022, Grantor, conveys and warrants to JAMES LEE CHAPMAN, 1525 N. 19th St., Cottage Grove, OR 97424, Grantees, the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Northeast one-quarter of the Northwest one-quarter of the Northwest one-quarter lying North of Highway #58, and West one-half of the Northwest one-quarter of the Northeast one-quarter of the Northwest one-quarter lying North of Highway #58, in Section 19, Township 25 South, Range 8 East Willamette Meridian, Klamath County, Oregon. (Account No. 160596 and Account No. 160596)

Subject to: Streets, easements, covenants and restrictions of record, and rights of the public therein.

The true consideration for this conveyance is: \$-0-. (Here comply with the requirements of ORS 93.030) Other valuable consideration.

"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."

Date this November 20, 2024.

*Betty D. Zuvich*  
BETTY D. ZUVICH, trustee  
Robert D. Zuvich & Betty D. Zuvich Living Trust  
dated April 8, 2022

STATE OF OREGON, County of Lane ) ss.

Personally appeared the above named BETTY D. ZUVICH, trustee of the Robert D. Zuvich & Betty D. Zuvich Living Trust dated April 8, 2022, and acknowledged the foregoing instrument to be their voluntary act and deed this November 20, 2024.

Before me: *Milton E. Gifford*  
Notary Public for Oregon



WARRANTY DEED

After recording return to:  
Milton E. Gifford, P.C.  
P.O. Box 247  
Cottage Grove, OR 97424  
Until a change is requested, all tax statements  
shall be sent to the following address:  
James Lee Chapman  
1525 N. 19th St.  
Cottage Grove, OR 97424