

Returned at Counter

MARK L. RUNNELS

2025-000723

Klamath County, Oregon



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01/31/2025 03:51:40 PM

Fee: \$87.00

After recording return to:

Valerie L. Jerde
of the Valerie L. Jerde Living Trust
4327 Austin Street
Klamath Falls, OR 97603

Grantor

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

Valerie L. Jerdi, Trustee
Same as above

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Valerie L. Jerde, AKA Valerie LaGene Jerde, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Valerie L. Jerde Trustee of the Valerie L. Jerde Living Trust, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

PARCEL ONE:

Lot 5, and the NORTHERLY 14 feet of Lot 6 Block 1, THIRD ADDITION to ALTAMONT ACRES according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL TWO:

Lot 6, LESS the NORTHERLY 14 feet thereof, Block 1, THIRD ADDITION to ALTAMONT ACRES according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL THREE:

Lot 7, Block 1, THIRD ADDITION to ALTAMONT ACRES according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL FOUR: Lot 80 of CASITAS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL FIVE: LOT 28 IN BLOCK 15, TRACT 1064, FIRST ADDITION TO GATEWOOD, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352.

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantor, has executed this instrument; Dated: November 18, 2024.

Valerie Jerde AKA Valerie LaGene Jerde
Valerie L. Jerde, AKA Valerie LaGene Jerde

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Valerie L. Jerde, AKA Valerie LaGene Verde, on the 18TH day of November, 2024, and acknowledge the foregoing instrument to be her voluntary act and deed.

(S E A L)

Before me: Mark L Runnels
Notary Public for Oregon
My commission expires 6/10/2025

