



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Nichole R. Olsgard and Trevor G. Olsgard
PO Box 58
Crescent, OR 97733

Until a change is requested all tax statements shall be sent to the following address:
Nichole R. Olsgard and Trevor G. Olsgard
PO Box 58
Crescent, OR 97733
File No. 662810AM

STATUTORY WARRANTY DEED

Raymond D. Buell ands Cynthia L. Buell, as Tenants by the Entirety ,
Grantor(s), hereby convey and warrant to

Nichole R. Olsgard and Trevor G. Olsgard, as Tenants by the Entirety,
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:

Lot 140 of TRACT 1318, GILCHRIST TOWNSITE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2409-019AD-02800

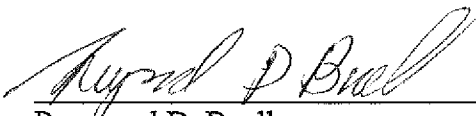
The true and actual consideration for this conveyance is \$307,500.00.
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

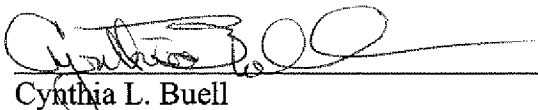


BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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: January 29, 2025



Raymond D. Buell



Cynthia L. Buell

State of Oregon } ss
County of Deschutes }

On this 29 day of Jan, 2025, before me,
Rebecca Jean Carter a Notary Public in and for said state, personally appeared
Raymond D. Buell and Cynthia L. Buell, known or identified to me to be the person(s) whose name(s) is/are
subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
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: Lapine
Commission Expires: March 13 2028

