

2025-001318

Klamath County, Oregon

02/25/2025 08:23:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Jesse DeVaney & Ailene DeVaney

2007 NE Franklin St.

Camas, WA 98607

WARRANTY DEED

THE GRANTOR(S),

- Henstridge Investment Properties, LLC, an Oregon Limited Liability Company with a mailing address of 4230 SE King Rd. PMB 188, Milwaukie OR 97222,

for and in consideration of: 8000 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Jesse DeVaney & Ailene DeVaney,

the following described real estate, situated in the County of Klamath, State of Oregon:

3512-01700-03100

The N1/2 NE1/4 SW1/4 SE1/4 of Section 17, Township 35 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. Subject to covenants, conditions, restrictions, easements, reservations, rights, rights of way and all matters appearing of record.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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. 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.

Grantor Signatures:

DATED: 2/24/25



Derek Kaufman
Henstridge Investment Properties,
LLC
4230 SE King Rd, PMB 188
Milwaukie, OR 97222

Grantor Signatures:

DATED: _____

STATE OF Oregon
COUNTY OF clackamas, ss:

This instrument was acknowledged before me on this 24 day of February,
25 by Derek Kaufman Henstridge Investment Properties, LLC.

Alicia Strugari
Notary Public
Signature of person taking
acknowledgment

Notary Public
Title (and Rank)

My commission expires 6/26/2028

