

2025-001389

Klamath County, Oregon

02/27/2025 08:58:01 AM

Fee: \$92.00

First American Title 4227856 Rm

RECORDING COVER SHEET

(Per ORS 205.234 or ORS 205.244)

This cover sheet has been prepared by the person presenting the attached instrument for recording. Any errors in this cover sheet do not effect the Transaction(s) contained in the instrument itself

This space reserved for use by the County Recording Office

After recording return to:

B.A. James Kennedy

176 Nelson Rd

Stevenson, WA 98648

1) Title(s) of Transaction(s) ORS 205.234(a)

Statutory Warranty Deed

2) Direct Party/Grantor(s) ORS 205.125(1)(b) and ORS 205.160

Sy Strider and Jennifer Strider, as tenants by the entirety

3) Indirect Party/Grantee(s) ORS 205.125(1)(a) and ORS 205.160

Bryan Arthur James Kennedy

4) True and Actual Consideration ORS 93.030

\$18,000.00

5) Send Tax Statements to:

B.A. James Kennedy, 176 Nelson Rd, Stevenson, WA 98648



: If this box is checked, the below applies:

If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "Rerecorded at the request of to correct previously recorded in Book and Page , or as Fee Number ."

(Legal description if corrected is attached to included certified document of the original.)



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Bryan Arthur James Kennedy
172 Neilson Road
Stevenson, WA 98648

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

Bryan Arthur James Kennedy
172 Neilson Road
Stevenson, WA 98648

File No.: 7161-4227856 (RT)
Date: December 17, 2024

STATUTORY WARRANTY DEED

Sy Strider and Jennifer Strider, as tenants by the entirety, Grantor, conveys and warrants to **Bryan Arthur James Kennedy**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

SW1/4 SW1/4 SE1/4 of Section 20, Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Note: this legal description was created prior to January 1, 2008.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$18,000.00**. (Here comply with requirements of ORS 93.030)

APN: **R211201**

Statutory Warranty Deed
- continued

File No.: **7161-4227856 (RT)**

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 this 26th day of February, 2025.

Jennifer Strider

Jennifer Strider

Sy Strider

Sy Strider

STATE OF Arizona

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County of Maricopa

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ss.
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This instrument was acknowledged before me on this 26th day of February, 2025
by **Jennifer Strider and Sy Strider**.



MARSHALL RAY
Notary Public - Arizona
Maricopa County
Commission # 659538
My Comm. Expires November 28, 2027


MR
Notary Public for ~~Oregon~~ Arizona
My commission expires: 11/28/2027

Notarized remotely online using communication technology via Proof.