

2025-001562

Klamath County, Oregon

03/04/2025 03:34:01 PM

Fee: \$92.00



After recording return to:
Frank L. Holberg, Jr and Cheryl J.
Holberg
5531 Blue Heron Dr
Bonanza, OR 97623

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

Frank L. Holberg, Jr and Cheryl J.
Holberg
5531 Blue Heron Dr
Bonanza, OR 97623

File No.: 7161-4237202 (JC)

Date: January 29, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Milton Carlin and Sheena Carlin, Grantor, conveys and warrants to **Frank L. Holberg, Jr and Cheryl J. Holberg, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$250,000.00**. (Here comply with requirements of ORS 93.030)

APN: 467578

Statutory Warranty Deed
- continued

File No.: 7161-4237202 (JC)

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.

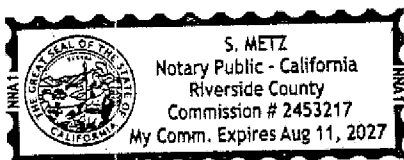
Dated this 24 day of February, 2025.

Milton Carlin
Milton Carlin

Sheena Carlin
Sheena Carlin

STATE OF SM Oregon ^{CA})
County of SM Klamath) ss.
Riverside)

This instrument was acknowledged before me on this 24 day of February, 2025 by **Milton Carlin and Sheena Carlin.**



[Signature]
Notary Public for SM Oregon ^{CA}
My commission expires: 8/11/27

APN: **467578**

Statutory Warranty Deed
- continued

File No.: **7161-4237202 (JC)**

EXHIBIT A

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

Lot 10, Block 50, KLAMATH FALLS FOREST ESTATES, Highway 66 UNIT, PLAT NO. 2, according to the Official Plat thereof on file in the office of the County Clerk, Klamath County, Oregon.