



THIS SPACE RESERVED FOR RECORDER'S USE

2025-002874

Klamath County, Oregon

04/18/2025 10:35:01 AM

Fee: \$87.00

After recording return to:

Keith Shadof

1098 Maple Dr.

Eugene, OR 97404

Until a change is requested all tax statements shall be

sent to the following address:

Keith Shadof

1098 Maple Dr.

Eugene, OR 97404

File No. 1000057

### STATUTORY WARRANTY DEED

Klamath Land and Timber Exchange, Grantor(s), hereby convey and warrant to

Keith Shadof ,

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:

\$1,500.00

#### PARCEL 1:

Lot 17, Block 9, TRACT 1023, KLAMATH COUNTRY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

#### PARCEL 2:

Lot 18, Block 9, TRACT 1023, KLAMATH COUNTRY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

#### PARCEL 3:

Lot 25, Block 9, TRACT 1023, KLAMATH COUNTRY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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

3509-023D0-01900

3509-023D0-01700

3509-023D0-01600

The true and actual consideration for this conveyance is \$34,000.00.

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: 4/18/2025

Klamath Land and Timber Exchange

By: [Signature]  
Derek M. Hotchkiss, Member

State of Oregon } ss  
County of Josephine }

On this 18 day of April, 2025, before me, Cynthia Lynn Krickhahn, a Notary Public in and for said state, personally appeared Derek M. Hotchkiss, Member known or identified to me to be the Managing Member in the Limited Liability Company known as Klamath Land and Timber Exchange who executed the foregoing instrument in said LLC name and acknowledged that he/she/they executed the instrument in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of Oregon  
Residing at: Josephine County  
Commission Expires: 08-18-26

