

2025-003018

Klamath County, Oregon



00341085202500030180040047

04/24/2025 08:12:23 AM

Fee: \$97.00

This instrument was prepared by:

KENNETH J FRED A

33470 SW CHINOOK PLZ # 211

SCAPPOOSE, OR 97056

Once recorded, return to:

KENNETH J FRED A

33470 SW CHINOOK PLZ # 211

SCAPPOOSE, OR 97056

This Space for Recorder's Use Only.

Returned at Counter

Oregon General Warranty Deed

State of Oregon

County of KLAMATH

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of

EIGHT THOUSAND

US Dollars (\$ 8,000.00) In hand, paid

ANGELA FRED A

, hereinafter THE GRANTOR

with an address of 2034 COLUMBIA BLVD #160 SAINT HELENS, OR 97051

(the "Grantor" or "Grantors"), does/do hereby grant, bargain, and sell, and convey and confirm to

KENNETH J FRED A

, hereinafter THE GRANTEE

with an address of 33470 SW CHINOOK PLZ # 211 SCAPPOOSE, OR 97056

(the "Grantee" or "Grantees") its successors and assigns the following-described real property,

lying, being and situated in KLAMATH County, Oregon, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as **EXHIBIT A**.

LOT 44, BLOCK 97, KLAMATH FALLS FOREST ESTATES,
Tax Parcel ID Number HIGHWAY 66, PLAT 4, KLAMATH COUNTY, OREGON

The property identified herein ☐ is -OR- ☐ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:

Name: KENNETH J FRED A

Address: 33470 SW CHINOOK PLZ # 211 SCAPPOOSE, OR 97056



SUBJECT TO: easements, restrictions, reservations, and other agreements and matters of record, if any.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular the rights, privileges, appurtenances and immunities thereto belonging unto the said Grantee and its successors and assigns, forever; the said Grantor hereby covenanting that the said premises are free and clear from any encumbrance, except as set forth above, that it is lawfully seized of an indefeasible estate in fee simple to said premises and may convey the same, and that it will warrant and defend the title to said premises unto said Grantee and its successors and assigns, forever, against the lawful claims and demands of all persons whomsoever, except real property taxes for the year 2024 and thereafter.

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this instrument as of the day and year written hereunder.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Grantor Signature: Angela Freda Date: 5/22/24
Printed Name: ANGELA FREDA

Grantor Signature: _____ Date: _____
Printed Name: _____

NOTARY ACKNOWLEDGMENT

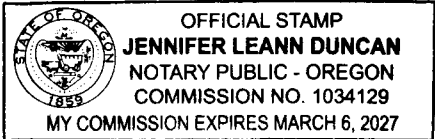
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Oregon)
County of Columbia)

On May 22nd 2024 before me, Jennifer LeAnn Duncan,
personally appeared Angela Freda,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Oregon that the foregoing paragraph
is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Printed Name Jennifer LeAnn Duncan
My Commission Expires 3.6.2027

(Seal)

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

[LEGAL DESCRIPTION]

LOT 44, BLOCK 97, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66,
PLAT 4

KLAMATH COUNTY, OREGON