

2025-003114

Klamath County, Oregon



00341203202500031140020027

04/28/2025 11:40:39 AM

Fee: \$87.00

After recording return to
and send tax statements to:

Paul E. Kramer
POB 1112
Talent, OR 97540

STATUTORY WARRANTY DEED

Hal E. Chase, Jr., also known as Harold E. Chase, Jr., and Karen Marie Chase, as tenants by the entirety (jointly, "Grantor"), convey and warrant to Paul E. Kramer and Faith S. Foster, as tenants by the entirety ("Grantee"), all of Grantor's interest in the following real property:

The North half of Lot 1, Block 1 of Tract 1118, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

(hereinafter referred to as "the Property"), free of encumbrances other than those 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.

TO HAVE AND TO HOLD the same unto Grantee and Grantee's successors and assigns forever.

This deed is a fulfillment deed, acknowledging that the purchase price for the Property of \$13,500.00, as set forth in that certain real estate contract of sale entered into as of January 2, 1979 and recorded in the Official Records of Klamath County, Oregon on February 15, 1979 in Volume M79 of Deeds, Page 3650, has been paid in full by Grantee.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument as of this 12th day of March, 2025.

By: Hal E. Chase, Jr.

By: Karen Marie Chase

All-purpose Acknowledgment California

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 California

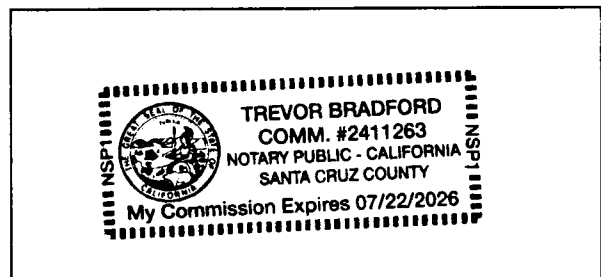
County of **Santa Clara**

On **03/12/2025** before me, **Trevor Bradford, Notary Public** (here insert name and title of the officer),

personally appeared **Hal E Chase Jr & Karen Marie Chase**

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 California that the foregoing paragraph is true and correct.



Notary Seal

WITNESS my hand and official seal.

Signature

A handwritten signature in black ink, appearing to read 'Trevor Bradford', written over a horizontal line.

For Bank Purposes Only

Description of Attached Document

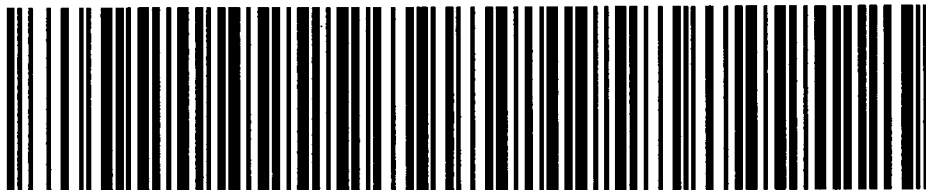
Type or Title of Document **Statutory Warranty Deed**

Document Date **03/12/2025**

Number of Pages **2**

Signer(s) Other Than Named Above **N/A**

Account Number (if applicable) **N/A**



FO01-000DSG5350CA-01