

2025-006834

Klamath County, Oregon

08/05/2025 01:51:01 PM

Fee: \$92.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Anita Chmielewski

60630 Terry Ln.

Bend, OR 97701

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

Anita Chmielewski

60630 Terry Ln.

Bend, OR 97701

File No.: 7161-4292457 (SA)

Date: July 22, 2025

STATUTORY WARRANTY DEED

Janet S. Youngren, Trustee of The Youngren Family Trust Dated April 26, 2012,

Grantor, conveys and warrants to **Anita Chmielewski**, 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:

**Lot 2 in Block 1 of WILLIAMSON RIVER ESTATES, together with the non-exclusive
easement for walkaway purposes and boat docking over and on the strip of land
lying between said lot and williamson River.**

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.
2. The **2025-2026** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$4,000.00**. (Here comply with requirements of
ORS 93.030)

APN: 248547

Statutory Warranty Deed
- continued

File No.: 7161-4292457 (SA)

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 29 day of July, 2025.

Janet S. Youngren, Trustee of The
Youngren Family Trust Dated April 26, 2012

Janet S. Youngren
Janet S. Youngren, Trustee

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 Los Angeles)ss.
)

This instrument was acknowledged before me on this 29 day of July, 2025 by Janet S. Youngren as Trustee of The Youngren Family Trust Dated April 26, 2012, on behalf of the Trust.

[Signature]

Notary Public for California
My commission expires:

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