

2026-002819

Klamath County, Oregon

03/31/2026 01:05:02 PM

Fee: \$102.00

**RECORDING REQUESTED BY
OLD REPUBLIC TITLE COMPANY OF OREGON**

Escrow No.:5511013516
APN:547741

WHEN RECORDED MAIL TO
Jeannette J. Stewart Wessel
5645 Independence Avenue
Klamath Falls, OR 97603

MAIL TAX STATEMENT TO
Jeannette J. Stewart Wessel
5645 Independence Avenue
Klamath Falls, OR 97603

SPACE ABOVE RESERVED FOR RECORDER'S USE

WARRANTY DEED

Jeannette J. Stewart Wessel, Individually and as Affiant of the Estate of Paul Lee Stuart, deceased, Klamath County Circuit Court Case No. 25PB08685 Grantor, conveys to Jeannette Wessel Grantee, the following described real property:

See "Exhibit A" attached hereto and made a part hereof.

The described real property is free of all liens and encumbrances except (if none, so state):

See "Exhibit A" attached hereto and made a part hereof.

The true and actual consideration paid for this transfer, stated in terms of dollars is \$0.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

(5511013516 - ORTC)

1050056 - Amerititle

Dated this 27 day of March, 2026.

The Estate of Paul Lee Jones ^{Stuart}

~~Jeannette J. Stewart Wessel, Affiant~~
Jeannette J. Stewart Wessel, Affiant

Jeannette J. Stewart Wessel
Jeannette J. Stewart Wessel, Individually

STATE OF OREGON
County of Clatsop

This instrument was acknowledged before me on this 27 day of March, 2026 by Jeannette J. Stewart Wessel and Jeannette J Stewart Wessel, Affiant of the Estate of Paul Lee Jones. ^{Stuart}

Neil Rubens
Notary Public for Oregon
My Commission Expires: 3/3/2029

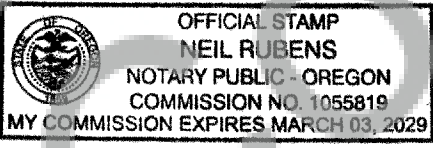


EXHIBIT A

Exceptions:

1. Special Assessment disclosed by the Klamath tax rolls:
For: Klamath County Drainage
Amount: \$24.00
2. Special Assessment disclosed by the Klamath tax rolls:
For: North Shasta Lighting
Amount: \$26.60
3. Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Enterprise Irrigation District.
(No inquiry has been made)
4. The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and easements in connection therewith.
(No inquiry has been made)
5. . Restrictions as shown on the official plat of said Land.

Unofficial Copy

EXHIBIT "A"
LEGAL DESCRIPTION

Beginning at an iron pin which marks the Southwest corner of Tract 11 of Independence Tracts and running thence South 78°23' East along the Southerly line of said Tract 11, a distance of 89.09 feet to an iron pin thence North 0°13" West a distance of 186.18 feet to an iron pin on the Northerly line of Tract 13, Independence Tracts; thence South 89°58' West along the Northerly line of Tract 13, Independence Tracts, a distance of 87.2 feet to an iron pin which marks the Northwest corner of said Tract 13; thence South 0°13' East along the East line of Tract 10 of Independence Tracts a distance of 168.6 feet, more or less, to the point of beginning; said tract being a portion of Tracts 11, 12 and 13 of Independence Tracts, and being in the NE1/4 NE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

Unofficial
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