



THIS SPACE RESERVED FOR

2019-006830

Klamath County, Oregon

06/18/2019 11:44:02 AM

Fee: \$87.00

After recording return to:

Darren Stone

25515 Hamilton Ct

Calabasas, CA 91302

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

Darren Stone

25515 Hamilton Ct

Calabasas, CA 91302

File No. 298417AM

STATUTORY WARRANTY DEED

Tammy Lynn Irvin who acquired title as Tammy Lynn Bunnell,

Grantor(s), hereby convey and warrant to

Darren Stone,

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:

Lot 208 and Lot 209, a re-subdivision of the Southerly portion Tracts B & C, Frontier Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

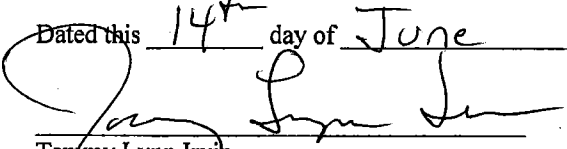
The true and actual consideration for this conveyance is \$6,500.00.

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:

87

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 14th day of June, 2019.



Tammy Lynn Irvin

State of Colorado } ss
County of Mesa }

On this 14 day of ~~May~~ ^{June}, 2019, before me, Rebecca Jo Lampton a
Notary Public in and for said state, personally appeared

Tammy Lynn Irvin, known or identified to me to be the person(s) whose
name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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


Notary Public for the State of Colorado
Residing at: 1914 N. 22nd St Grand Junction CO 81501
Commission Expires: 2-11-2020

Rebecca Jo Lampton Notary Public State of Colorado Notary ID 20004003611 My Commission Expires February 11, 2020
