



After recording return to:
Gayle Fettis-Gerard
32034 Mountain Lakes Dr
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Gayle Fettis-Gerard
32034 Mountain Lakes Dr
Klamath Falls, OR 97601

File No.: 7161-3284481 (RT)
Date: August 30, 2019

ESC
ONLY

THIS SPACE RESERVED FOR RECORD

2019-009990

Klamath County, Oregon

08/30/2019 12:34:01 PM

Fee: \$92.00

STATUTORY WARRANTY DEED

Samuel R. Digati and Jennifer L. Digati, Grantor, conveys and warrants to **Gayle Fettis-Gerard, a single woman**, 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:

Legal Description attached as Exhibit "A"

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 **2019-2020** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$175,900.00**. (Here comply with requirements of ORS 93.030)

**This instrument filed for record as an
accommodation only. It has not been
examined as to its effect upon the title.
First American Title Co.**

APN:

- continued

File No.: 7161-3284481 (RT)

Date: 08/27/2019

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 28 day of August, 2019.

Samuel Digati
Samuel Digati
R.

Jennifer L. Digati
Jennifer L. Digati

STATE OF Oregon)
County of Jackson)ss.
)

This instrument was acknowledged before me on this 28 day of August, 2019
by **Samuel Digati and Jennifer L. Digati.**
R.



[Signature]
Notary Public for Oregon
My commission expires: 6.13.22

EXHIBIT "A"
LEGAL DESCRIPTION

Lot 21 in Block 7 of Tract No. 1017, Mountain Lakes Homesites, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Unofficial
Copy