

THIS SPACE RESERVED FOR

2019-012655

Klamath County, Oregon 10/29/2019 03:55:01 PM

Fee: \$92.00

After recording return to:	
Jeremy Huston and Andrea Huston	
1807 Wiard St	
Klamath Falls, OR 97603	
Until a change is requested all tax statements shall be	
sent to the following address:	
Jeremy Huston and Andrea Huston	
1807 Wiard St	
Klamath Falls, OR 97603	
File No. 320396AM	

## STATUTORY WARRANTY DEED

## Renee Jane Atkinson and Joseph M. Atkinson, as Tenants in Common,

Grantor(s), hereby convey and warrant to

## Jeremy Huston and Andrea Huston, as Tenants by the Entirety,

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 9 of YALTA GARDENS, 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 \$189,500.00.

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:

Page 2 Statutory Warranty Deed Escrow No. 320396AM

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	1846	_day of_	October	,2019
Regart	mach	The sar	₹~	

State of Now York County of Cohimbia

Renee Jane Atkinson

On this 18th day of October, 2019, before me, Michael T. Hilden a Notary Public in and for said state, personally appeared Renee Jane Atkinson, known or identified to me to be the person(s) whose name(s) is/are subscribed to the a Notary Public in and for said state, within Instrument and acknowledged to me that he/she/they executed same.

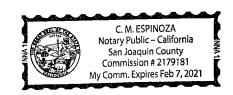
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of Now Cork Residing at: 1985 SR 203, Chatham Ny

Commission Expires:

MICHAEL T. HOLDEN Notary Public, State of New York Reg. No. 01HO6324613 Qualified in Columbia County Commission Expires 05/11/2023

Page 3 Statutory Warranty Deed Escrow No. 320396AM Dated this 21St day of \_\_ Joseph M. Atkinson State of County of a Notary Public in and for said state, \_ day of October, 2019, before me, personally appeared Joseph M. Atkinson, 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 Residing at: Commission Expires: 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 October 22,2019 before me, (Name(s) of Signer(s)) 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(\$), or the entity upon behalf of which the person(\$) 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. WITNESS my hand and official seal.



(Signature of Notary Public)