

2020-005581

Klamath County, Oregon

WARRANTY DEED

Rockey W. Warner and Kelli D. Warner
Grantor

Paul Brian Bigby and Ami Lynne Bigby
1891 Avalon Street
Klamath Falls, OR 97603
Grantee

After recording return to:
Grantee

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

KNOW ALL MEN BY THESE PRESENTS, that ROCKEY W. WARNER and KELLI D. WARNER, as Tenants by the Entirety, hereinafter called Grantor for the consideration hereinafter stated, does hereby convey and warrant to PAUL BRIAN BIGBY and AMI LYNNE BIGBY, Husband and Wife, hereinafter called grantee, and unto Grantees' heirs, successors and assigns all of that certain real property with the tenements, hereditments and appurtenances there unto belonging or in any wise appertaining to the following described real property herein in Klamath County, Oregon, to-wit:

Lot 105 of Harbor Isles Tract 1277, recorded in Klamath County, Oregon.

SUBJECT TO: Non-delinquent real property taxes and assessments for the current fiscal year and all later years; and to all covenants, conditions, restrictions, reservations, exceptions, limitations, uses, rights, rights-of-way, easements and other matters of record on the date hereof, including, without limitation, the Declaration of Covenants, Conditions, and Restrictions, for JELD-WEN, Inc. Recorded, all of which are hereby incorporated by reference into the body of this instrument as if the same were fully set forth herein.

Map/Tax R-3809-019CB-00231-000

To Have and to Hold the same unto the said grantee and grantee's heirs, successor and assigns forever.

The true consideration for this conveyance is the taxed assessed value of \$46,460.00 and other good and valuable consideration.

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.



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05/04/2020 03:07:20 PM

Fee: \$87.00

Returned at Counter



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 4th day of May, 2020.

Rockey W. Warner
Rockey W. Warner

Kelli D. Warner
Kelli D. Warner

STATE OF OREGON)
) ss.
County of Klamath)

Subscribed and sworn to (or affirmed) before me on ~ May ~ 4, 2020 by Rockey W. Warner and Kelli D. Warner, proved to me on the basis of satisfactory evidence to be the person who appeared before me.

(S E A L)

Samantha Jeene Gardner
Notary Public for Oregon
My Commission Expires: # October 20, 2023

