



2020-010190
Klamath County, Oregon
08/14/2020 01:43:47 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Gregory Aaron Fisher and Chanda Lynn Fisher
6315 Metro Street
Klamath Falls, OR 97603

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

Gregory Aaron Fisher and Chanda Lynn Fisher
6315 Metro Street
Klamath Falls, OR 97603

File No. 387581AM

STATUTORY WARRANTY DEED

**Samuel Franconi and Melissa Franconi,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Gregory Aaron Fisher and Chanda Lynn Fisher, 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 17, TRACT 1343, 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 \$267,250.00.

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:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

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 12th day of August, 2020.

Samuel Franconi by Melissa Franconi his attorney in fact
Samuel Franconi by Melissa Franconi his attorney in fact
Melissa Franconi
Melissa Franconi

State of Texas } ss
County of Wichita

On this 12 day of August, 2020, before me, Michelle Koren a Notary Public in and for said state, personally appeared Melissa Franconi, individually and as attorney in fact for Samuel Franconi 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.

Michelle Koren
Notary Public for the State of Texas
Residing at: Wichita County
Commission Expires: 9/14/2022

