



2020-012119

Klamath County, Oregon

09/22/2020 03:27:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Avryan Witte

P.O. Box 536

Canyonville, OR 97417

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

Avryan Witte

P.O. Box 536

Canyonville, OR 97417

File No. 398852AM

STATUTORY WARRANTY DEED

Yvette S. Javinar-Ripp ,

Grantor(s), hereby convey and warrant to

Avryan Witte,

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 46, Block 49, FOURTH ADDITION TO NIMROD RIVER PARK, 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 \$40,000.00.

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"

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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 18th day of September, 2020

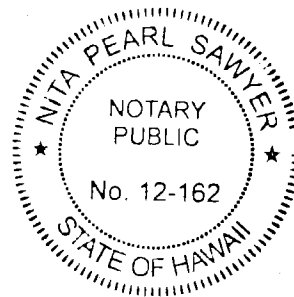
X Yvette S. Javinar-Ripp
Yvette S. Javinar-Ripp

State of Hawaii } ss

city County of Honolulu }

On this 18th day of September, 2020, before me, NITA PEARL SAWYER a
Notary Public in and for said state, personally appeared Yvette S. Javinar-Ripp, 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.

Nita Pearl Sawyer
Notary Public for the State of Hawaii
Residing at: 92-619 Akaka St.
Commission Expires: Honolulu, HI 96707
May 6, 2024



Document Date: 9-18-2020 # Pages: 2

Notary Name: Nita Pearl Sawyer First Circuit

Doc. Description: Statutory

Warranty Deeds

Nita Pearl Sawyer
Notary Signature Date
9-18-2020

