

470320069767

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RECORDING REQUESTED BY:

Ticor Title
1555 E. McAndrews Rd.,
Medford Or 97504

2020-012735

Klamath County, Oregon

10/05/2020 03:30:00 PM

Fee: \$87.00

GRANTOR'S NAME:

Jacob A. Marshall and Kellie R. Marshall
4451 Day Drive
Klamath Falls Or 97603

GRANTEE'S NAME:

Steven D. Price and Stephanie C. Price

AFTER RECORDING RETURN TO:

Order No.: 470320069767-SB
Steven D. Price and Stephanie C. Price, as tenants by the entirety
4451 Day Drive
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

4451 Day Drive, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jacob A. Marshall and Kellie R. Marshall, Grantor, conveys and warrants to Steven D. Price and Stephanie C. Price, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 4 in Block 8 of First Addition to Cypress Villa, 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 TWO HUNDRED SIXTY-NINE THOUSAND NINE HUNDRED NINETY-NINE AND NO/100 DOLLARS (\$269,999.00). (See ORS 93.030).

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.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 10/01/2020

Jacob A. Marshall
Jacob A. Marshall
Kellie R. Marshall
Kellie R. Marshall

State of Oregon
County of Wiamath

This instrument was acknowledged before me on 10/01/2020 by
Jacob A Marshall and Kellie R Marshall

[Signature]
Notary Public - State of Oregon

My Commission Expires: 02/12/2024

