

WARRANTY DEED

Klamath County

2020-013330

Klamath County, Oregon

10/16/2020 11:23:00 AM

Fee: \$92.00

Grantor Name and Address: Cherie Combs Fontyn 4126 Balsam Drive Klamath Falls, OR 97601	Grantee Name and Address: MidAtlantic IRA, LLC, fbo David Thomson IRA 118 W. Church Street Frederick, Maryland 21701
Until a change is requested, all tax statements shall be sent to the following address: MidAtlantic IRA, LLC, fbo David Thomson IRA 118 W. Church Street Frederick, Maryland 21701	After Recording Return To: Stark and Hammack, PC 100 East Main Street, Suite M Medford, Oregon 97501

KNOW ALL MEN BY THESE PRESENTS that the undersigned, Cherie Combs Fontyn, as Grantor, for the consideration hereafter stated, does hereby convey and warrant to MidAtlantic IRA, LLC, fbo David Thomson IRA, that certain property described as:

Lot 5 of Empire Tracts, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.

The true consideration for this transfer, stated in terms of dollars, is \$10,000.00.

This conveyance is made free of encumbrances, except all those items of record as of the date of this Deed, including the following:

1. The 2020-2021 taxes: a lien not yet due or payable.
2. Special assessment disclosed by the Klamath tax rolls: for Klamath Drainage District.
3. Regulations, including levies, assessments, water and irrigation rights and easements



for ditches and canals of Enterprise Irrigation District (no inquiry has been made).

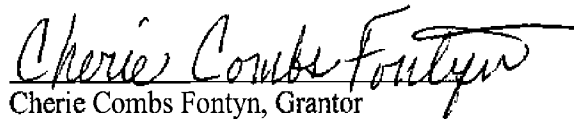
4. The property lies within the boundaries of South Suburban Sanitary District and is subject to any charges or assessments levied by said District and pipeline easements in connection therewith (no inquiry has been made).

5. Special assessment disclosed by the Klamath tax rolls: for North Shasta Lighting District.

6. The provisions contained in Instrument recorded June 29, 1945, Volume 177, page 377.

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.

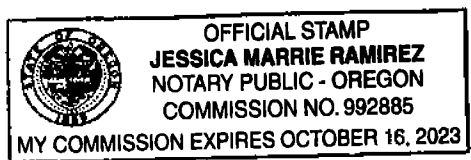
IN WITNESS WHEREOF, the Grantor has executed this instrument effective as of October 15 2020.

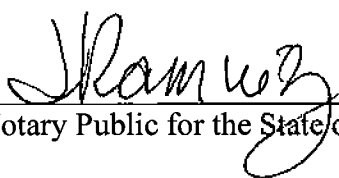

Cherie Combs Fontyn, Grantor

STATE OF OREGON)
)ss.
COUNTY OF KLAMATH)

On this 15 day of October, 2020, before me, the undersigned, a Notary Public in and for the State of Oregon, duly commissioned and sworn, personally appeared before me Cherie Combs Fontyn and executed the foregoing instrument and acknowledged the said instrument to be her free and voluntary act and deed.







Notary Public for the State of Oregon

