



2020-016461  
Klamath County, Oregon  
12/17/2020 12:28:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Tara Bair and Stephen M. Federico  
336 Mountain View Boulevard  
Klamath Falls, OR 97601

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

Tara Bair and Stephen M. Federico  
336 Mountain View Boulevard  
Klamath Falls, OR 97601  
File No. 419772AM

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**STATUTORY WARRANTY DEED**

**Jonathan D. Flanders,**

Grantor(s), hereby convey and warrant to

**Tara Bair and Stephen M. Federico, as Tenants in Common,**

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 34, Block 2, Tract No. 1145, NOB HILL REPLAT, a subdivision of portions of NOB HILL, IRVINGTON HEIGHTS, MOUNTAIN VIEW ADDITION and ELDORADO HEIGHTS, 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 \$400,000.00.

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:

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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 8 day of December, 2020.

*Jonathan Flanders by Sarah Flanders Attorney in fact*  
Jonathan D. Flanders by Sarah Flanders, his Attorney-In-Fact

State of Oregon} ss.  
County of Klamath}

On this 8 day of December, 2020, before me, *Melissa Cook*, a Notary Public in and for said state, personally appeared Sarah Flanders known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Jonathan D. Flanders, and acknowledged to me that he/she/they subscribed the name of Jonathan D. Flanders as principal and his/her own name as Attorney-in-fact.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

*M. Cook*  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: *3/15/22*

