

MITC 420224AM  
WARRANTY DEED

2021-001105

Klamath County, Oregon

01/25/2021 01:54:01 PM

Fee: \$87.00

**GRANTOR:**

Teresa Panossian  
721 Arrowhead Rd.  
Klamath Falls, OR 97601

**GRANTEE:**

Juniper Real Estate, LLC  
721 Arrowhead Rd.  
Klamath Falls, OR 97601

UNTIL A CHANGE IS REQUESTED, ALL TAX  
STATEMENTS SHALL BE SENT TO THE  
FOLLOWING:

Juniper Real Estate, LLC  
721 Arrowhead Rd.  
Klamath Falls, OR 97601

**AFTER RECORDING, RETURN TO:**

Law Offices of Martial E. Henault, P.C.  
311 South Holly Street  
Medford, Oregon 97501

Teresa Panossian, Grantor, hereby conveys and warrants to Juniper Real Estate, LLC, an Oregon Domestic Limited Liability Company, Grantee, all of her fee interest in the real property situated in Klamath County, Oregon, commonly known as 2140 Home Ave., Klamath Falls, Oregon 97601 and more particularly described as

Lot 318, Block 111, Mills Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

free of encumbrances except as specifically set forth herein, or of record.

For informational purposes only: Map No. 3809-033AC-01700, Tax Lot 1700

SUBJECT TO easements, covenants, conditions and restrictions of record.

The consideration for this conveyance in terms of dollars is \$0.00, but the conveyance is based on other good and valuable consideration.

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

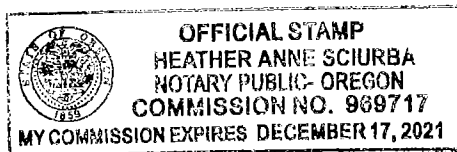
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USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY 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.

Teresa Panossian  
Teresa Panossian

STATE OF OREGON                     )  
  ) ss.  
COUNTY OF KLAMATH             )

This instrument was acknowledged before me on January 15, 2021 by Teresa Panossian.



[Signature]

Notary Public - State of Oregon