

2021-001974

Klamath County, Oregon



00273769202100019740020021

02/09/2021 11:28:22 AM

Fee: \$87.00

Bel Navarrete  
Returned at

**After Recording Return To**

Mauro Navarrete  
245 Alder Point Rd.  
Garberville, California  
95542

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

Mauro Navarrete  
245 Alder Point Rd.  
Garberville, California  
95542

1 of 2

Space Above This Line for Recorder's Use

**OREGON GENERAL WARRANTY DEED**

**Justin W. Thorndyke,**  
Grantor(s), hereby convey and warranty to

**Mauro Navarrete,**  
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 14, Block 40, First Addition to Klamath Forest Estates, according to the official plat  
thereof on file in the Office of the County, Oregon.**

**AND**

**Lot 9, Block 40, First Addition to Klamath Forest Estates, according to the official plat  
thereof on file in the Office of the County, Oregon.**

The true and actual consideration for this conveyance is **\$15,500.00**.

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:

**Required Disclosure Statement**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

[Signature]  
**Grantor's Signature**

Date February 4 2021

Justin W Thorndyke

21335 Gray Wolf Ln, Chiloquin, Oregon, 97624

State of Oregon } ss  
 County of Deschutes }

On this 4<sup>th</sup> day of February, 2021 before me, Justin W. Thorndyke, a Notary Public in and for said state, personally appeared Justin W. Thorndyke, known or identified to me to be the person(s) whose name(s) is/are subscribed 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.



Brandi Rae Hatcher  
 Notary Public for State of Oregon  
 Residing at: 501 Chiloquin Or 97624  
 Commission Expires: 7-29-2022