

RECORDING REQUESTED BY:



6000 Meadows Rd, Ste 100
Lake Oswego, OR 97035

2021-002474

Klamath County, Oregon

02/18/2021 03:06:01 PM

Fee: \$97.00

AFTER RECORDING RETURN TO:

Order No.: 872100080-CC

Crystal Yarnall and Dan Heacock and Sheila Heacock
5531 American Avenue
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Crystal Yarnall
5531 American Avenue
Klamath Falls, OR 97603

APN: R574836

5531 American Avenue, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Danny R. Farpella, Sr. and Jamie Marie Stockton with right of survivorship, Grantor, conveys and warrants to **Crystal Yarnall and Dan Heacock and Sheila Heacock**, 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 6 in Block 1 of Tract 1096 Americana, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED SEVENTY THOUSAND AND NO/100 DOLLARS (\$270,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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.

AmeriTitle-434625AM

STATUTORY WARRANTY DEED

(continued)

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

Dated: 2-10-21

D. R. Farpella
Danny R. Farpella, Sr.

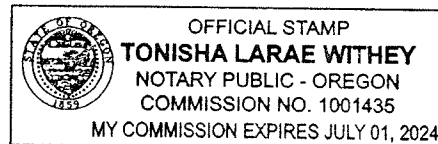
~~Jamie Marie Stockton~~

State of Oregon
County of Josephine

This instrument was acknowledged before me on February 10th 2021 by Danny R. Farpella, Sr. and ~~Jamie Marie Stockton~~.

[Signature]
Notary Public - State of Oregon

My Commission Expires: July 1, 2024



STATUTORY WARRANTY DEED

(continued)

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

Dated: 02-11-2021

~~Danny R. Farpella, Sr.~~

Jamie Marie Stockton
Jamie Marie Stockton

State of Oregon
County of Klamath

This instrument was acknowledged before me on 02-11-2021 by Danny R. Farpella, Sr. and Jamie Marie Stockton.

Jean Ann Backus
Notary Public - State of Oregon

My Commission Expires: February 12, 2024

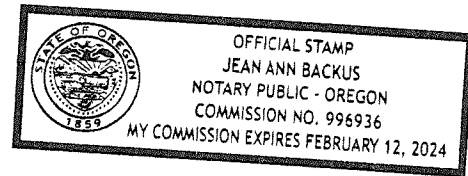


EXHIBIT "A"

Exceptions

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS:

Special Assessment disclosed by the Klamath tax rolls:
For: Klamath Drainage District

Restrictions as shown on the official plat of said land.

Subject to a 16 foot easement along the Northern border line as shown on the official plat of said land.

Covenants, conditions and restrictions, but omitting any covenant or restriction based on race, color, religion, sex, sexual orientation, disability, handicap, familial status, marital status, ancestry, national origin or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.

Recorded: July 21, 1990

Volume: M90, page 13054