

TICOR TITLE

470321072952

RECORDING REQUESTED BY:

300 Klamath Ave  
Klamath Falls, OR 97601

GRANTOR'S NAME:  
Marcia Paquel

GRANTEE'S NAME:  
Shane M. Pickle

AFTER RECORDING RETURN TO:  
Order No.: 470321072952-MP  
Shane M. Pickle  
22709 Elm Street  
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:  
Shane M. Pickle  
22709 Elm Street  
Klamath Falls, OR 97601

22709 Elm Street, Klamath Falls, OR 97601

2021-002596

Klamath County, Oregon

02/22/2021 11:41:01 AM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Marcia Paquel, Grantor, conveys and warrants to Shane M. Pickle, 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:

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED TEN THOUSAND AND NO/100 DOLLARS (\$110,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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 undersigned have executed this document on the date(s) set forth below.

Dated: February 15, 2021

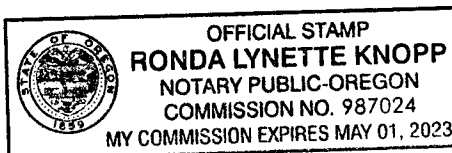
Marcia A. Paquel  
Marcia Paquel

State of Oregon  
County of Grant

This instrument was acknowledged before me on 2/15/2021 by Marcia A. Paquel.

Notary Public - State of Oregon

My Commission Expires: May 1, 2023



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lots 86 and 87 of Odessa Summer Home Sites, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Unofficial  
Copy