



2021-002823

Klamath County, Oregon

02/25/2021 02:18:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

2021-003050

Klamath County, Oregon

03/01/2021 03:49:01 PM

Fee: \$87.00

After recording return to:

Betty S. Miles

1745 Lakeview Ave.

Klamath Falls, OR 97601

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

Betty S. Miles

1745 Lakeview Ave.

Klamath Falls, OR 97601

File No. 426709AM

Re Recorded at the request of AmeriTitle, to correct the legal description. Previously recorded in 2021-002823.

STATUTORY WARRANTY DEED

Robert W. Aplan and Jan M. Aplan, as Tenants by the Entirety and

Michael A. Sorini and Michelle D. Sorini, as Tenants by the Entirety as Tenants in Common ,

Grantor(s), hereby convey and warrant to

Betty S. Miles,

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:

Lots 15 and 16, ROSELAWN, SUBDIVISION OF BLOCK 70 BUENA VISTA ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH that portion of the vacated alley adjacent to said lots on the South which inurred thereto by Ordinance No. 4289 recorded January 14, 1949 in Volume 228, page 58, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$75,000.00.

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:

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 23 day of February, 2021.

Robert W. Apland
Robert W. Apland

Jan M. Apland
Jan M. Apland

Michael A. Sorini
Michael A. Sorini

Michelle D. Sorini
Michelle D. Sorini

State of ~~Oregon~~ ⁸ ss California
County of Tuolumne }

On this 23 day of February, 2021, before me, Catherine James a Notary Public in and for said state, personally appeared Robert W. Apland, Jan M. Apland, Michael A. Sorini and Michelle D. Sorini, known or identified to me to be the person(s) whose name(s) is/are subscribed to 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.

Catherine James
Notary Public for the State of Oregon
Residing at: PO Box 4533 Sonora, CA 95370
Commission Expires: March 08, 2021

