

2021-003086

Klamath County, Oregon



00275030202100030860020020

03/02/2021 10:03:35 AM

Fee: \$87.00

After recording, return to:
Stephanie Ann Stapleton
6817 E. Bay Horse Lane
Nampa, Idaho 83687

Until a change is requested, all tax statements
shall be sent to the following address:
Stephanie Ann Stapleton
6817 E. Bay Horse Lane
Nampa, Idaho 83687

WARRANTY DEED

STEPHANIE ANN STAPLETON, a married woman dealing with her sole and separate property, who acquired title as STEPHANIE BROWER ("GRANTOR"), of Nampa, Canyon County, Idaho, hereby CONVEYS, GRANTS and WARRANTS to STEPHANIE ANN STAPLETON, or her successors, as Trustee of THE STEPHANIE ANN STAPLETON FAMILY TRUST, dated February 26, 2021 ("GRANTEE"), whose current address is 6817 E. Bay Horse Lane, Nampa, Idaho 83687, the following described tract of land in Klamath County, Oregon:

The Southeasterly 48 feet of Lot 4 and Northwesterly 17 feet of Lot 5, Block 3, FIRST ADDITION TO TONATEE HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Location of above-described property: 4439 Memorie Lane, Klamath Falls, Oregon 97603.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. The said Grantor does hereby covenant to and with the said Grantee, that she is the owner in fee simple of said premises; that said premises are free from all encumbrances; except for general taxes and assessments for the year 2021 and subsequent years, covenants, conditions, restrictions and easements of record; and that she will warrant and defend the same from all lawful claims whatsoever.

"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

