

RECORDING REQUESTED BY:

**TICOR TITLE**
Company of Oregon180 Lithia Way, Ste 101
Ashland, OR 97520**GRANTOR'S NAME:**
Maximum Equity LLC**GRANTEE'S NAME:**
Sam Ackley and Rebecca Ackley**AFTER RECORDING RETURN TO:****Order No.:** 470321073708-MB
Sam Ackley and Rebecca Ackley, as tenants by the entirety
73 Fair Oaks Drive
Medford, OR 97504**SEND TAX STATEMENTS TO:**
Sam Ackley and Rebecca Ackley
73 Fair Oaks Drive
Medford, OR 97504APN: 71488
Map: 3805-00580-03000
Skyview Circle, TL3000, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Maximum Equity LLC, an Oregon limited liability company, Grantor, conveys and warrants to Sam Ackley and Rebecca Ackley, as tenants by the entirety, 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 17, Block 2, Tract No. 1034, Lakewoods Subdivision Unit No. 1, 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 THIRTY-FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (**\$34,500.00**). (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.

2021-004140**Klamath County, Oregon****03/19/2021 12:08:00 PM****Fee: \$87.00**

STATUTORY WARRANTY DEED

(continued)

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

Dated: 3-16-2021

Maximum Equity LLC
BY: Patrick F Brown
Member

State of Oregon
County of Washington

This instrument was acknowledged before me on March 16 2021 by Patrick F Brown, Member of Maximum Equity LLC, an Oregon LLC.

Danielle A. Dark
Notary Public - State of Oregon
My Commission Expires: August 5, 2024

