

2021-004245

Klamath County, Oregon



00276349202100042450030032

THIS SPACE PROVIDED FOR RECORDER'S USE O

03/22/2021 12:22:38 PM

Fee: \$92.00

WHEN RECORDED RETURN TO:

Nathan Faggard

7005 Shrimp Rd S37

Key West, Florida, 33040

Until a charge is
Requested all tax
statements will be
sent to;

WARRANTY DEED

Nathan Faggard
7005 Shrimp Rd S37
Key West, FL 33040

THE GRANTOR(S),

- Steven M Leverett, a single person,

for and in consideration of: \$3,500.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Nathan M Faggard, 7005 Shrimp Rd S37, Key West, Monroe County, Florida, 33040,
the following described real estate, situated in Chiloquin, in the County of Klamath, State of Oregon:

Legal Description:

LOT 1, BLOCK 2, TRACT 1029 - SPRAGUE RIVER PINES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell

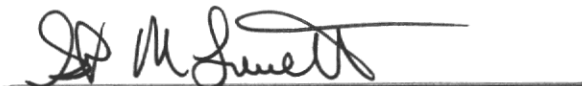
and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: 3408-027B0-05300

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. 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.

Grantor Signatures:

DATED: Feb 24, 2021

A handwritten signature in black ink, appearing to read "S M Leverett", written over a horizontal line.

Steven M Leverett
W 7284 Grossen Road
Monticello, Wisconsin, 53570

STATE OF WISCONSIN, COUNTY OF GREEN, ss:

This instrument was acknowledged before me on this 24th day of February,
2024 by Steven M Leverett.



Samantha Hoesly
Notary Public

Signature of person taking acknowledgment

Personal Banker
Title (and Rank)

My commission expires 4.15.2023