



2021-005847

Klamath County, Oregon

04/19/2021 01:14:00 PM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jordon M. Falconio and Jerome M. Falconio and Carol
A. Falconio

5000 Laurelwood Dr.

Klamath Falls, OR 97603

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

Jordon M. Falconio and Jerome M. Falconio and Carol
A. Falconio

5000 Laurelwood Dr.

Klamath Falls, OR 97603

File No. 445841AM

STATUTORY WARRANTY DEED

Sharon E. Porter,

Grantor(s), hereby convey and warrant to

**Jordon M. Falconio to an undivided 50% interest and Jerome M. Falconio and Carol A. Falconio as Tenants
by the Entirety as to an undivided 50% interest,**

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:

**Lot 5 in Block 14 of Tract No. 1064, FIRST ADDITION TO GATEWOOD, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$225,000.00.

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 13 day of April, 2021.

Sharon Elizabeth Porter by Kevin Michael Porter, her attorney in fact
Sharon Elizabeth Porter by Kevin Michael Porter, her attorney in fact

State of Oregon } ss
County of Klamath }

On this ____ day of April, 2021, before me, _____ a Notary Public in and for said state, personally appeared Kevin Michael Porter as attorney in fact for Sharon Elizabeth Porter, 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.

*Please see attached
Ack. O.K.*

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Nevada)

On 04/13/2021 before me, Debora L Thomason, Notary Public
(insert name and title of the officer)

personally appeared Kevin Michael Porter
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]

(Seal)

