



THIS SPACE RESERVED FOR

2021-006936

Klamath County, Oregon

05/04/2021 09:18:00 AM

Fee: \$87.00

After recording return to:

Matthew Howard and Denise Howard

6563 Jake Road

Klamath Falls, OR 97601

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

Matthew Howard and Denise Howard

6563 Jake Road

Klamath Falls, OR 97601

File No. 448625AM

STATUTORY WARRANTY DEED

A+ Land Company, LLC
an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Matthew Howard and Denise Howard, as Tenants by the Entirety,

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:

Parcel 1, Land Partition 45-17 a replat of Parcel 2 of Land Partition 47-08 in the Northeast quarter of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. Recorded April 17, 2018 in 2018-004606, Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$165,000.00.

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 28 day of April, 2021.

A+ Land Company, LLC

By: Jerry Peacore
Jerry Peacore, member

By: Maralea Peacore
Maralea Peacore, member

State of Oregon } ss
County of Klamath }

On this 28 day of April, 2021, before me, LISA Legget Weatherby a
Notary Public in and for said state, personally appeared Jerry Peacore, Member and Maralea Peacore, Member of A+ Land
Company, LLC an Oregon Limited Liability Company, 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.

Lisa Legget Weatherby
Notary Public for the State of Oregon

Residing at: Klamath County, Oregon

Commission Expires: 10/1/2023

