



THIS SPACE RESERVED FOR

2021-006968

Klamath County, Oregon

05/04/2021 01:13:00 PM

Fee: \$92.00

After recording return to:

Anne Rippy

P. O. Box 84971

Fairbanks, AK 99708

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

Anne Rippy

P. O. Box 84971

Fairbanks, AK 99708

File No. 450494AM

### STATUTORY WARRANTY DEED

**Shane M. Hall,**

Grantor(s), hereby convey and warrant to

**Anne Rippy,**

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

**The N1/2 S1/2 S1/2 SW1/4 NE1/4 SE1/4 of Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING that part that lays East of the Sprague River.**

#### PARCEL 2

**The S1/2 S1/2 S1/2 SW1/4 NE1/4 SE1/4 of Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING that part that lays East of the Sprague River.**

The true and actual consideration for this conveyance is \$40,000.00.

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 30 day of April, 2021.

Shane M Hall

Shane M Hall

State of FLORIDA } ss  
County of MANATEE }

On this 30 day of April, 2021, before me, CATHY PROCTOR, a Notary Public in and for said state, personally appeared Shane M. Hall, 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.

See attached  
Notary Public for the State of FLORIDA  
Residing at: 180 Pineapple Dr Bradenton FL  
Commission Expires: August 4, 2024

**FLORIDA INDIVIDUAL ACKNOWLEDGMENT**  
**F.S. 117.05(13) — Effective January 1, 2020**

State of Florida

County of Manatee

The foregoing instrument was acknowledged before  
me by means of

☒ Physical Presence,

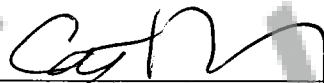
— OR —

☐ Online Notarization,

this 30th day of April, 2021  
Date Month Year

Shane M. Hall

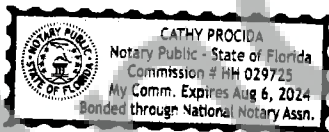
Name of Person Acknowledging



Signature of Notary Public — State of Florida

Cathy Procida

Name of Notary Typed, Printed or Stamped



☐ Personally known

☒ Produced Identification

Type of Identification Produced: Drivers License

Place Notary Seal Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or  
fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Statutory Warranty Deed

Document Date: \_\_\_\_\_ Number of Pages: \_\_\_\_\_

Signer(s) Other Than Named Above: \_\_\_\_\_