



2021-008023

Klamath County, Oregon

05/20/2021 10:09:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Ryan Dutton and Emily Dutton

1845 NE Curtis Dr

Bend, OR 97701

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

Ryan Dutton and Emily Dutton

1845 NE Curtis Dr

Bend, OR 97701

File No. 454878AM

STATUTORY WARRANTY DEED

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

Grantor(s), hereby convey and warrant to

Ryan Dutton and Emily Dutton, 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 2 of Land Partition 45-17, a replat of Parcel 2 of Land Partition 47-08 in the Northeast 1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon filed April 17, 2018 in 2018-004606 records of Klamath County.

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:

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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 14 day of 21.

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

By: [Signature]
Jerry Peacore, member

By: [Signature]
Maralea Peacore, member

State of Oregon } ss
County of Klamath }

On this 14 day of May, 2021, before me, Lisa Legget Weatherby a Notary Public in and for said state, personally appeared Jerry Peacore and Maralea Peacore, Members 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.

[Signature]
Notary Public for the State of Oregon

Residing at: Klamath County, Oregon

Commission Expires: 10/01/2023

