



THIS SPACE RESERVED FOR

2021-008869

Klamath County, Oregon

06/04/2021 10:55:01 AM

Fee: \$87.00

After recording return to:

Steven A. Volpe and Nichole M. Melton

10803 Washburn Way

Klamath Falls, OR 97603

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

Steven A. Volpe and Nichole M. Melton

10803 Washburn Way

Klamath Falls, OR 97603

File No. 462100AM

STATUTORY WARRANTY DEED

Marlis Wright and Holly Hadley, with Rights of Survivorship,

Grantor(s), hereby convey and warrant to

Steven A. Volpe and Nichole M. Melton, not as Tenants in Common, but with Rights of Survivorship,

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 8 of TRACT 1358, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH an easement for ingress and egress as created by instrument recorded May 12, 2005 in Volume M05, page 34324, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$512,000.00.

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:

87

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 3 day of June, 2021

Marlis Wright
Marlis Wright
Holly Hadley
Holly Hadley

State of Oregon } ss
County of Klamath }

On this 3rd day of June, 2021, before me, Marjorie Stuart, a Notary Public in and for said state, personally appeared Marlis Wright and Holly Hadley, 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.

Marjorie Stuart
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 5/18/2025

