

471905744
470321076184

RECORDING REQUESTED BY:
 **TICOR TITLE**
Company of Oregon

300 Klamath Ave
Klamath Falls, OR 97601

GRANTOR'S NAME:
Bron Henry

GRANTEE'S NAME:
Michael Boffing

2021-010442

Klamath County, Oregon

07/06/2021 08:44:00 AM

Fee: \$92.00

AFTER RECORDING RETURN TO:
Order No.: 470321076184-KA
Trudy Lycett
Ticor Title
1555 E. McAndrews St 100
Medford, OR 97504

SEND TAX STATEMENTS TO:
Michael Boffing
Po Box 3378
Central Point, OR 97502

APN: 890106
Map: 3808-008D0-00200

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Bron Henry, Grantor, conveys and warrants to **Michael Boffing**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See Attached Exhibit 'A'

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THIRTY THOUSAND AND NO/100 DOLLARS (\$30,000.00). (See ORS 93.030).

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.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 7-2-21
Bron Henry
Bron Henry

State of Oregon
County of Clatsop

This instrument was acknowledged before me on 7/2/2024 by
Bron Henry

Kimberly Lori Ayres
Notary Public - State of Oregon

My Commission Expires: 12/8/2024



EXHIBIT "A"
LEGAL DESCRIPTION

Lot 985, RUNNING Y RESORT, PHASE 12, TRACT 1423, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.