

AmeriTitle  
MTC 474618 AM

RECORDING REQUESTED BY:



52 E Airport Rd  
Lebanon, OR 97355

AFTER RECORDING RETURN TO:

Order No.: 471821108475-CR  
Beverly Perez  
280 Alder Street  
Lebanon, OR 97355

SEND TAX STATEMENTS TO:

Beverly Perez  
280 Alder Street  
Lebanon, OR 97355

APN: 183544  
Map: 3313-03400-04600

2021-010601

Klamath County, Oregon

07/08/2021 08:29:06 AM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Daniel G. Calvert and Amanda R. Petersen, Grantor, conveys and warrants to **Beverly Perez**, 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" Legal Description

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIXTEEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$16,500.00). (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.

After recording  
return to Ticor Title

TICOR TITLE

471821108475

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# STATUTORY WARRANTY DEED

(continued)

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

Dated: 7/2/2021

[Signature]  
Daniel G. Calvert

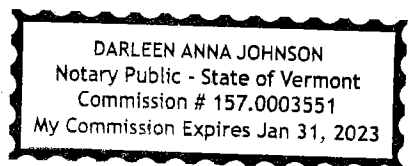
[Signature]  
Amanda R. Petersen

State of Vermont  
County of Orange

This instrument was acknowledged before me on July 2 2021 by Daniel G. Calvert and Amanda R. Petersen.

[Signature]  
Notary Public - State of ~~Oregon~~ Vermont

My Commission Expires: Jan 31 2023



## EXHIBIT "A"

The W1/2 of the E1/2 of Lot 2, Block 13, Klamath Falls Forest Estates Sycan Unit, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.