

2021-010716

Klamath County, Oregon

07/09/2021 03:56:00 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Maryanne Esabella Miceli

2551 Del Norte Drive SW

Albuquerque, NM 87105

WARRANTY DEED

THE GRANTOR(S),

- Home BASE Properties, LLC, a Wisconsin Limited Liability Company with a tax mailing address of 935 Oak Timber Drive, Onalaska, Wisconsin 54650,

for and in consideration of: \$8000 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Maryanne Esabella Miceli, her sole property, with a tax mailing address of 2551 Del Norte Drive SW, Albuquerque, NM 87105, the following described real estate, situated in the County of KLAMATH, State of Oregon:

Parcel number: 3811-004B0-01900

LEGAL DESCRIPTION: LOT 4 IN BLOCK 32 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM, THOSE PORTIONS CONVEYED TO THE STATE OF OREGON BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, BY WARRANTY DEEDS RECORDED JUNE 4, 2013, AS INSTRUMENT NO.s 2013-006295 AND 2013-006296.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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. 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.

Grantor Signatures:

DATED: 7/6/21

Scott Bossman

Scott Bossman, Member/Manager
Home BASE Properties, LLC
935 Oak Timber Drive
Onalaska, WI 54650

STATE OF WI
COUNTY OF LaCrosse, ss:

This instrument was acknowledged before me on this 6 day of July, 2021
by Scott Bossman, Member/Manager Home BASE Properties, LLC.

Kristina Harbaugh

Notary Public
Signature of person taking
acknowledgment

FSO Notary

Title (and Rank)

My commission expires 08/19/2025

