

2021-010892

Klamath County, Oregon

07/14/2021 10:59:00 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

The DDV Trust by Dylan VanDetta, Trustee 3725 NE 73rd Ave, Portland OR 97213

WARRANTY DEED

THE GRANTOR(S),

- Andrew Vaughan 622 McIntire Rd, Charlottesville, VA 22902,

for and in consideration of: 5,250 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- The DDV Trust by Dylan VanDetta, Trustee 3725 NE 73rd Ave, Portland OR 97213,

the following described real estate, situated in the County of Klamath, State of Oregon:

3511-011D0-01100

OREGON PINES Block - 29 Lot - 18

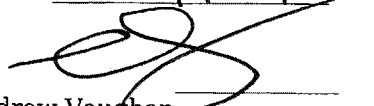
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the 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:

7/14/21



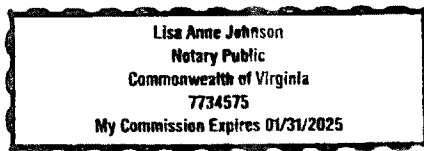
Andrew Vaughan
622 McIntire Rd
Charlottesville, VA 22902

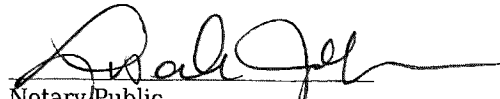
Grantor Signatures:

DATED:

STATE OF Virginia
CITY OF Charlottesville ss:

This instrument was acknowledged before me on this 14th day of July, 2021
by Andrew Vaughan.




Notary Public
Signature of person taking
acknowledgment

Financial Services Advisor II
Title (and Rank)

My commission expires 1-31-2025