

AFTER RECORDING RETURN TO:
Order No.: 471821107233-TK
Dennis A. Castillo and Heather Rene Stilson-Castillo
7595 Roanoke Dr S
Wilsonville, OR 97070

2021-011977
Klamath County, Oregon
08/05/2021 03:15:00 PM
Fee: \$92.00

SEND TAX STATEMENTS TO:
Dennis A. Castillo and Heather Rene Stilson-Castillo
7595 Roanoke Dr S
Wilsonville, OR 97070

APN: 410941
Map: 3809-032BA-11000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

James L. Keltner and Leah D. McGregor, Grantor, conveys and warrants to Dennis A. Castillo and Heather Rene Stilson-Castillo, as tenants by the entirety, 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:

Lot 9, in Block 37, FIRST ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED SIXTY THOUSAND AND NO/100 DOLLARS (\$160,000.00). (See ORS 93.030).

Subject to:

Property taxes in an undetermined amount, which are a lien but not yet payable, including any assessments collected with taxes to be levied for the fiscal year 2021/2022.

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.

AmeriTitle 465196 AM

STATUTORY WARRANTY DEED

(continued)

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

Dated: 8-4-2021

James L. Keltner
James L. Keltner

Leah D. McGregor

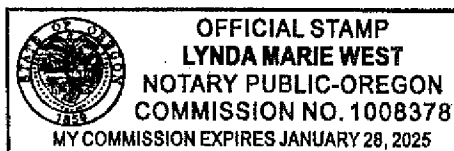
State of Oregon
County of Klamath

This instrument was acknowledged before me on August 4, 2021 - by James L. Keltner.

Lynda Marie West
Notary Public - State of Oregon

My Commission Expires: 1-28-25

State of _____
County of _____



This instrument was acknowledged before me on _____ - by Leah D. McGregor.

Notary Public - State of Oregon

My Commission Expires: _____

STATUTORY WARRANTY DEED

(continued)

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

Dated: 8/3/2021

James L. Keltner

Leah D. McGregor

State of _____

County of _____

This instrument was acknowledged before me on _____ - by James L. Keltner.

Notary Public - State of Oregon

My Commission Expires: _____

State of Oregon

County of Marion

This instrument was acknowledged before me on August 3rd 2021 - by Leah D. McGregor.

Esthela Carvajal Arellano

Notary Public - State of Oregon

My Commission Expires: 3-24-25

