

2021-013022

Klamath County, Oregon

08/26/2021 08:36:00 AM

Fee: \$97.00

After recording, return to:

Tanner Yates
132 Mahogany Dr.
American Fork, UT, 84003

Until a change is requested,
all tax statements should be sent to:

Tanner Yates
132 Mahogany Dr.
American Fork, UT, 84003

WARRANTY DEED

Under ORS 93.850

The grantor,

Fumiko Krieger (single)
8 VIA NOMENTANA, CHULA VISTA, CA 91910

for the true and actual consideration of \$4750.00

Four Thousand Seven Hundred and Fifty Dollars

CONVEYS AND WARRANTS to the grantee,

Tanner Yates, a married man, as his sole and separate property.
132 Mahogany Dr. American Fork, UT, 84003

the following described real property, free of encumbrances, except as specifically
set forth herein:

Klamath Falls Forest Estates HWY 66 Plat #4, Block 115, Lot 9, Klamath
County, Oregon.

Parcel ID: 3811-002A0-01200

And commonly known as: Buffalo Ln, Bonanza, OR 97623

Source of Title:

Being the same property deeded from KRIEGER CHARLES & FUMIKO to Fumiko Krieger, the sole survivor of interest as recorded 27-October-1988 in the records of Klamath County Clerk, Oregon.

This conveyance is made subject to:

Easements, restrictions, and rights of way appearing of record or enforceable in law and equity, and general property taxes for the year 2021 and thereafter.

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 24th day of AUGUST - , 2021 , in the presence of:

X Fumiko Krieger
Signature
FUMIKO KRIEGER
Print Name
GRANTOR
Capacity

Signature
Print Name
Capacity

Signature
Print Name
Capacity

Signature
Print Name
Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

On this 24th day of AUGUST, 2021, before me, Notary Public in and for said state, personally appeared

FUMIKO KRIEGER,
identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me she freely executed the same.

Signature: Raquel Diaz
Print Name: RAQUEL DIAZ
Title: NOTARY PUBLIC
My Commission Expires: 03/10/2024

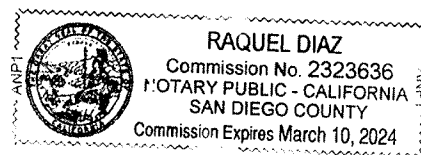


Exhibit A