



2021-013077

Klamath County, Oregon

08/26/2021 03:32:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Brad Molina and Clay Molina

6512 Appaloosa Ct.

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:

Brad Molina and Clay Molina

6512 Appaloosa Ct.

Klamath Falls, OR 97603

File No. 482129AM

STATUTORY WARRANTY DEED

Nels R. Giden and Jennifer Lynn Giden, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Brad Molina and Clay Molina, Not as Tenants in Common, but with right of survivorship,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except
as specifically set forth herein:

**Lot 19 in Block 2 of TRACT NO. 1099, ROLLING HILLS, according to the official plat thereof on file in
the offices of the County Clerk of Klamath County, Oregon.**

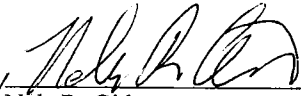
The true and actual consideration for this conveyance is \$656,000.00.

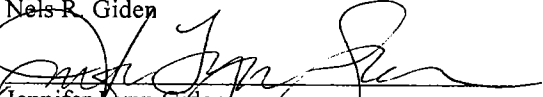
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and
those shown below, if any:

2021-2022 Real Property Taxes, a lien not yet due and payable

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.

Dated this 25th day of Aug, 2021.

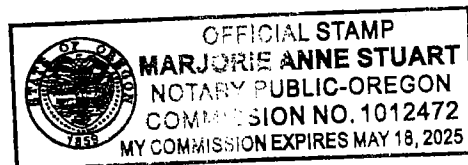

Nels R. Giden


Jennifer Lynn Giden

State of OR } ss
County of Klamath }

On this 25th day of August, 2021, before me Marjorie Anne Stuart Notary Public in and for said state, personally appeared Nels R. Giden and Jennifer Lynn Giden, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of OR
Residing at: Klamath Falls OR
Commission Expires:



5718125