



THIS SPACE RESERVED FOR

2021-013293
Klamath County, Oregon
08/30/2021 02:02:01 PM
Fee: \$87.00

After recording return to:

Carson Mockridge and Jessica Mockridge

11726 Rameriz Rd

Klamath Falls, OR 97603

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

Carson Mockridge and Jessica Mockridge

11726 Rameriz Rd

Klamath Falls, OR 97603

File No. 483969AM

STATUTORY WARRANTY DEED

Margaret Ramirez and Molly Rosebrook, not as tenants in common but with right of survivorship ,

Grantor(s), hereby convey and warrant to

Carson Mockridge and Jessica Mockridge, as Tenants by the Entirety,

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:

**Lots 19 and 20, Tract 1534 - Redwood Hills - Phase 2, according to the official plat thereof on file in the
office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$130,000.00.

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 26 day of August, 2021.

M. Ramirez
Margaret Ramirez
M. Rosebrook
Molly Rosebrook

State of Oregon } ss
County of Lane }

On this 26 day of August, 2021, before me, Frank Charles LeClair, a Notary Public in and for said state, personally appeared Margaret Ramirez and Molly Rosebrook 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.

Frank Charles LeClair
Notary Public for the State of Oregon
Residing at: Eugene, Oregon
Commission Expires: 30 April, 2024

