

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

800 Willamette Street, Ste 500
Eugene, OR 97401

GRANTOR'S NAME:
Christine A. Nichols

GRANTEE'S NAME:
Thomas Cianciolo

AFTER RECORDING RETURN TO:

Order No.: 60222108515-CJ
Thomas Cianciolo
1604 Lookout Avenue
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Thomas Cianciolo
1604 Lookout Avenue
Klamath Falls, OR 97601

1604 Lookout Avenue, Klamath Falls, OR 97601

2021-013969

Klamath County, Oregon

09/15/2021 09:15:01 AM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

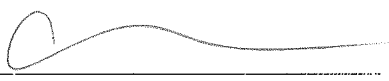
Christine A. Nichols who took title as Christine M. Adelsberger, Grantor, conveys and warrants to Thomas Cianciolo, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED FORTY-FIVE THOUSAND AND NO/100 DOLLARS (\$145,000.00). (See ORS 93.030). *Exhibit "A" Legal Description*

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.


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

Dated: 09/08/2021


Christine A. Nichols

State of OR
County of Klamath

This instrument was acknowledged before me on Sept 8th, 2021 by Christine A. Nichols.


Notary Public - State of Oregon

My Commission Expires: 12/22/24

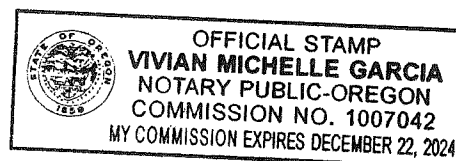


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 3 in Block 3 of FAIRVIEW ADDITION NO. 2, 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.