

2021-014182

Klamath County, Oregon

09/17/2021 08:22:04 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:

MAIL TAX STATEMENT TO:

Andrew Vaughan

622 McIntire Rd

Charlottesville, VA 22902

WARRANTY DEED

THE GRANTOR(S),

- JERAD JENNINGS, PO BOX 861 , ROSEBURG, OR 97470,

for and in consideration of: \$4,000 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Andrew Vaughan 622 McIntire Rd, Charlottesville, VA 22902,
the following described real estate, situated in the County of KLAMATH, State of Oregon:

OREGON SHORES UNIT 2 TRACT 1113 Block - 26 Lot - 14

R-3507-018DD-08900-000

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.


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. 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.

Grantor Signatures:

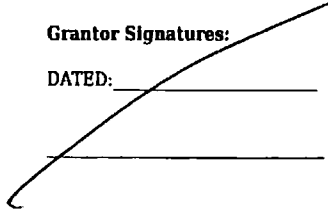
DATED:

9/16/21


JERAD JENNINGS
PO BOX 861, ROSEBURG, OR 97470

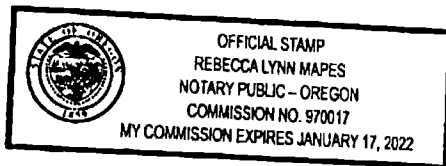
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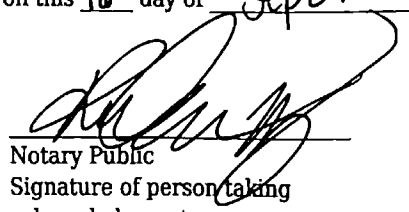
DATED:



STATE OF Oregon
COUNTY OF Douglas, ss:

This instrument was acknowledged before me on this 16th day of Sept.
2021 by JERAD JENNINGS.




Notary Public
Signature of person taking
acknowledgment

Notary Public
Title (and Rank)

My commission expires Jan. 17th, 2022