



10/01/2021 03:48:42 PM

Fee: \$87.00

WHEN RECORDED RETURN TO:
MAIL TAX STATEMENT TO:
John Sinkavich
7521 2nd Ave NE
Seattle, Washington 98115

WARRANTY DEED

THE GRANTOR(S),
- Michelle Rene Harrison (previously Michelle R. Gerdine), 8519 AVENIDA
MIRAVILLA , CHERRY VALLEY, CA 92223,

for and in consideration of: Five-Thousand Five-Hundred Dollars and other good and
valuable consideration grants, bargains, sells, conveys and warranties to the
GRANTEE(S):

- John Sinkavich with a mailing address of 7521 2nd Ave NE, Seattle,
WA 98115,
the following described real estate, situated in the County of KLAMATH, State of Oregon:

Lot 53, Block 16 Klamath Forest Estates as recorded in Book M 68 on page 2068 in
Klamath County, Oregon

R258633

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: 9/14/21

Michelle R. Harrison
Michelle R. Harrison (previously Michelle R. Gerdine)
8519 AVENIDA MIRAVILLA, CHERRY VALLEY, CA
92223

Grantor Signatures:

DATED: _____

STATE OF Tennessee
COUNTY OF Cumberland, ss:

This instrument was acknowledged before me on this 14 day of September,
2021 by Michelle Rene Harrison (previously Michelle R. Gerdine).

Lee Burnett
Notary Public
Signature of person taking
acknowledgment

Title (and Rank)

My commission expires 9/10/22

