



THIS SPACE RESERVED FOR

2021-015234
Klamath County, Oregon
10/08/2021 03:21:01 PM
Fee: \$87.00

After recording return to:

Larry Quilici and Suzanne Quilici

45805 Gift Rd.

Bonanza, OR 97623

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

Larry Quilici and Suzanne Quilici

45805 Gift Rd.

Bonanza, OR 97623

File No. 479017AM

STATUTORY WARRANTY DEED

Robert L. Randall and Julie A. Randall, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Larry Quilici and Suzanne Quilici, 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:

Government Lots 3 and 4 and the SE1/4 SW1/4 of Section 18, Township 40 South, Range 14 East of the Willamette Meridian in the County of Klamath, State of Oregon. Excepting therefrom that portion conveyed to the United States of America by Deed recorded June 30, 1924 in Book 64 at Page 271, records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$875,000.00.

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

87

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 5 day of October, 2021

Julie A. Randall
Julie A. Randall

Robert L. Randall
Robert L. Randall

State of Oregon } ss
County of Klamath }

On this 5 day of October, 2021, before me,

Lisa Legget Weatherby a Notary Public in and for said state, personally appeared Robert L. Randall and Julie A. Randall, 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.

Lisa Legget Weatherby
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 10/11/2023

