



2021-015507  
Klamath County, Oregon  
10/14/2021 11:53:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Donna Marie Tyler, Trustee of the Donna and Richard  
Tyler Living Trust  
5139 Briana Dr.  
Klamath Falls, OR 97603

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

Donna Marie Tyler, Trustee of the Donna and Richard  
Tyler Living Trust  
5139 Briana Dr.  
Klamath Falls, OR 97603  
File No. 494526AM

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### STATUTORY WARRANTY DEED

**Monica A. Breedlove,**

Grantor(s), hereby convey and warrant to

**Donna Marie Tyler, Trustee of the Donna and Richard Tyler Living Trust,**

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:

**Lot 66, Tract 1445 REGENCY ESTATES – PHASE 3, according to the official plat thereof on file in the  
office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$380,000.00.

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:

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 11 day of October, 2021.

Monica A. Breedlove  
Monica A. Breedlove

State of IDAHO } ss  
County of ADA }

On this 11<sup>th</sup> day of October, 2021, before me, PARLEY BINGHAM a Notary Public in and for said state, personally appeared Monica A. Breedlove, 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.

Parley Bingham  
Notary Public for the State of IDAHO  
Residing at: ADA COUNTY, ID  
Commission Expires: 06/05/2025

