



2021-015616

Klamath County, Oregon

10/15/2021 02:44:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Dominic Mangiardi and Jocylyn Maher

4726 Onyx Place

Klamath Falls, OR 97603

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

Dominic Mangiardi and Jocylyn Maher

4726 Onyx Place

Klamath Falls, OR 97603

File No. 491859AM

### STATUTORY WARRANTY DEED

**Jon R. Goodell and M. Damian Goodell, with Rights of Survivorship,**

Grantor(s), hereby convey and warrant to

**Dominic Mangiardi and Jocylyn Maher, 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:

**A portion of Lots 57, 58 and 61 of FIRST ADDITION TO SUMMERS LANE HOMES, situated in the N1/2 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at an iron pin on the Northeast corner of said Lot 58; thence North 89° 55 1/2' West a distance of 176.09 feet to an iron pin on the Southeasterly line of Onyx Place; thence North 35° 16 1/2' East along the Southeasterly line of Onyx Place a distance of 124.54 feet to an iron pin; thence South 54° 43 1/2' East a distance of 127.57 feet to an iron pin on the Easterly line of said Lot 61; thence South 0° 04 1/2' West along the Easterly line of said Lot 61 a distance of 28.25 feet, more or less, to a point of beginning.**

The true and actual consideration for this conveyance is \$250,000.00.

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 15 day of October, 2021

[Signature]  
Jon R. Goodell

[Signature]  
M. Damian Goodell

State of Oregon } ss  
County of Clatsop }

On this 15 day of October, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Jon R. Goodell and M. Damian Goodell, 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.

[Signature]  
Notary Public for the State of Oregon  
Residing at: Clatsop County  
Commission Expires: 3/15/22

