

FIRST AMERICAN 3824341



After recording return to:
Kristi Ann Marie Tindall and Shane
Dee Tindall
400 SE 10th Street
Troutdale, OR 97060

Until a change is requested all tax
statements shall be sent to the
following address:
Kristi Ann Marie Tindall and Shane Dee
Tindall
400 SE 10th Street
Troutdale, OR 97060

File No.: 7061-3824341 (JNR)
Date: September 15, 2021

2021-015852
Klamath County, Oregon
10/20/2021 02:22:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORD

STATUTORY WARRANTY DEED

Harold G. Dempsey, Grantor, conveys and warrants to **Kristi Ann Marie Tindall and Shane Dee Tindall as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1 of Partition Plat No. 22-99 NE1/4 and SE1/4 of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$102,000.00**. (Here comply with requirements of ORS 93.030)

Amer title - 497410AM

APN:

Statutory Warranty Deed
- continued

File No.: **7061-3824341 (JNR)**

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 19th day of October, 2021.

Harold G. Dempsey
Harold G. Dempsey

STATE OF Oregon)
County of Marion) ss.

This instrument was acknowledged before me on this 19th day of October, 2021
by **Harold G. Dempsey**.

Julie Louise Herschbach
Notary Public for Oregon
My commission expires: 8-3-2024

