

Oakes Law

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After Recording, Return To:
Flash Turner and Amber Wentzell
10414 Kincheloe Avenue
Klamath Falls, OR 97603

Mail Tax Statements To:
Flash Turner and Amber Wentzell
10414 Kincheloe Avenue
Klamath Falls, OR 97603

2021-016631
Klamath County, Oregon



11/03/2021 02:42:29 PM

Fee: \$82.00

STATUTORY WARRANTY DEED

AMBER WENTZELL, the GRANTOR, HEREBY CONVEYS AND GRANTS to AMBER WENTZELL and FLASH TURNER, not as tenants in common but with rights of survivorship, the GRANTEEES, THE FOLLOWING described real property located in the County of Klamath, State of Oregon:

Unit 10414 (Kincheloe Avenue), Tract 1365 FALCON HEIGHTS CONDOMINIUMS, STAGE 2, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Commonly known as 10414 Kincheloe Avenue, Klamath Falls, OR 97603.

And will warrant and defend the same against all persons who may lawfully claim the same.

The true consideration for this conveyance is \$0 ("None").

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.

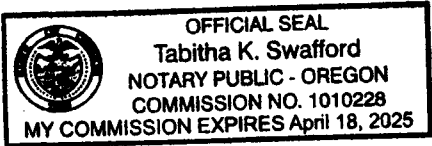
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 3 day of November, 2021.

Amber Wentzell
AMBER WENTZELL

STATE OF OREGON)
) ss.
COUNTY OF KLAMATH)

The foregoing instrument was acknowledged before me on this November 3, 2021, by AMBER WENTZELL.



Tabitha K. Swafford
NOTARY PUBLIC
My Commission Expires: April 18, 2025