

RECORDING REQUESTED BY:
TICOR TITLE
Company of Oregon

744 NE 7th Street
Grants Pass, OR 97526

GRANTOR'S NAME:
Linda Hoy

GRANTEE'S NAME:
Todd Engelbrecht

AFTER RECORDING RETURN TO:
Order No.: 470321078543-HP
Todd Engelbrecht, an unmarried man
3926 Clinton Ave
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:
Todd Engelbrecht
3926 Clinton Ave
Klamath Falls, OR 97603

APN: R545155
Map: R-3909-010DA-03200-000
3926 Clinton Ave, Klamath Falls, OR 97603

2021-016696
Klamath County, Oregon
11/04/2021 02:44:01 PM
Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Linda Hoy, Grantor, conveys and warrants to Todd Engelbrecht, an unmarried man, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 10 of Landis Park, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED FIFTY-FOUR THOUSAND AND NO/100 DOLLARS (\$254,000.00). (See ORS 93.030).

Subject to:

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record

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.

Return to America Title 501605AM

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated:

11-3-2021

Linda Hoy
Linda Hoy

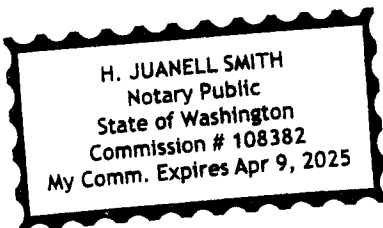
State of ~~ALASKA~~ ^{WIS} Washington
County of Snohomish

This instrument was acknowledged before me on 11/3/2021 by Linda Hoy.

H. Juanel Smith

Notary Public - State of ~~Alaska~~ ^{WIS WA}

H. Juanel Smith
My Commission Expires: 4-9-25



Unofficial Copy