

2021-016939

Klamath County, Oregon

11/10/2021 10:27:01 AM

Fee: \$87.00

ND
10/26

Return to: WFG Lender Services - CA
2625 Townsgate Rd, Suite 101, Westlake Village, CA 91361

Until a change is requested, please forward all tax statements to:
Julie Ryder, 415 N. Laguna Street, Klamath Falls, OR 97601

2000532 OR-OTZ

Tax Assessor's Account No.: 3809-028DB-04700

STATUTORY WARRANTY DEED

JULIE J. RYDER also known as JULIE RYDER, hereinafter referred to as "Grantor", whose mailing address is 415 N. Laguna Street, Klamath Falls, OR 97601, does hereby convey and warrant, unto JULIE RYDER, hereinafter referred to as "Grantee", whose mailing address is 415 N. Laguna Street, Klamath Falls, OR 97601, the following lands and property together with all improvements located thereon, in the County of Klamath, State of Oregon, to wit:

Lot 8 in Block 9 of THE TERRACES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Prior Recorded Document Reference:

(Enter Type of Source Deed) Deed: Recorded: _____; Document No.: _____

Street Address of Real Property: 415 N. Laguna Street, Klamath Falls, OR 97601

The true and actual consideration paid for this transfer in terms of dollars is \$10.00.

SUBJECT TO:

1. Taxes for the fiscal year _____, a lien due, but not yet payable.
2. 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.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities,

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AmeriTitle

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railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

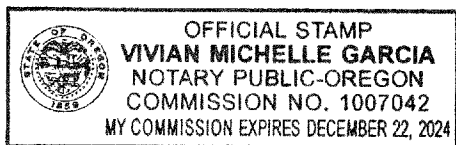
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2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

IN WITNESS WHEREOF, the said Grantor, has executed this Statutory Warranty Deed this 21st day of OLT, 2021

Julie J. Ryder AKA Julie Ryder
JULIE J. RYDER also known as
JULIE RYDER

STATE OF OREGON)
COUNTY OF Harney) ss.

The foregoing instrument was signed before me this 21st day of OLT, 2021 by JULIE J. RYDER also known as JULIE RYDER.



Vivian Michelle Garcia
Notary Public
Print Name
My Commission expires: 12/22/24