

RECORDING REQUESTED BY:



Fidelity National Title  
Company of Oregon

800 Willamette Street, Ste 500  
Eugene, OR 97401

GRANTOR'S NAME:  
Tamara Northcutt

GRANTEE'S NAME:  
Nancy Lynn Holbrook

AFTER RECORDING RETURN TO:  
Order No.: 60222111090-SW  
Nancy Lynn Holbrook  
PO Box 5405  
Central Point, OR 97502

SEND TAX STATEMENTS TO:  
Nancy Lynn Holbrook  
PO Box 5405  
Central Point, OR 97502

4330 Lombard Drive, Klamath Falls, OR 97603

2021-017039

Klamath County, Oregon

11/12/2021 11:11:01 AM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

Tamara Northcutt, Grantor, conveys and warrants to Nancy Lynn Holbrook, 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:

\* See attached exhibit "A"

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$320,000.00). (See ORS 93.030).

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 undersigned have executed this document on the date(s) set forth below.

Dated: 11-10-21

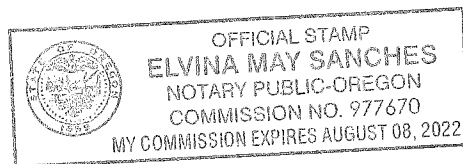
Tamara Northcutt

State of Oregon  
County of Klamath

This instrument was acknowledged before me on 11-10-21 by Tamara Northcutt.

Notary Public - State of Oregon

My Commission Expires: 8/8/22



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 1 in Block 7 of FIRST ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the Office of the County Clerk of Klamath County, Oregon.