 **TICOR TITLE** 470321078845/502695AM
RECORDING REQUESTED BY:
Ticor Title
1555 E. McAndrews Road Ste: 100
Medford, OR 97504

2021-017087 Klamath County, Oregon 11/12/2021 01:51:01 PM Fee: \$92.00
--

GRANTOR'S NAME:
Geoffrey L. LeGault and Michele D. Malott

GRANTEE'S NAME:
Mary Opalan Miller and Evelyn Louise Taylor

AFTER RECORDING RETURN TO:
Order No.: 470321078845-SB
Mary Opalan Miller and Evelyn Louise Taylor
633 Archwood Pace #88
Eagle Point, OR 97524

SEND TAX STATEMENTS TO:
Mary Opalan Miller and Evelyn Louise Taylor
5425 Bel Aire Drive
Klamath Falls, OR 97603

APN: 521322
5425 Bel Aire Drive, Klamath Falls, OR 97603

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Geoffrey L. LeGault and Michele D. Malott, as tenants in common, Grantor, conveys and warrants to Mary Opalan Miller and Evelyn Louise Taylor, not as tenants in common, but with the rights of survivorship, 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 TWO HUNDRED NINETY-TWO THOUSAND AND NO/100 DOLLARS (**\$292,000.00**). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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.

STATUTORY WARRANTY DEED

(continued)

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

Dated: 11/8/2021

Geoffrey L. LeGault
Geoffrey L. LeGault

Michele D. Malott
Michele D. Malott

State of FLORIDA
County of DIXIE

This instrument was acknowledged before me on 11/08/2021 by Geoffrey L. LeGault and Michele D. Malott.

Stanley Wurm
Notary Public - State of FLORIDA

My Commission Expires: 01/28/2022

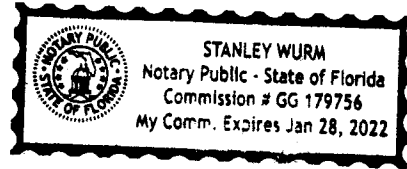


EXHIBIT "A"
LEGAL DESCRIPTION

Lot 6 in Block 1 of BEL-AIRE GARDENS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.