



THIS SPACE RESERVED FOR

2021-018166
Klamath County, Oregon
12/07/2021 01:25:01 PM
Fee: \$92.00

After recording return to:

Weslin Solis and Crystal Solis

5406 American Ave.

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:

Weslin Solis and Crystal Solis

5406 American Ave.

Klamath Falls, OR 97603

File No. 504058AM

STATUTORY WARRANTY DEED

Megan Mangels and Joshua Mangels, as Tenants in Common,

Grantor(s), hereby convey and warrant to

Weslin Solis and Crystal Solis, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 1, Block 3 of TRACT 1096, AMERICANA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$270,000.00.

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 7th day of December, 2021.

Megan Mangels
Megan Mangels

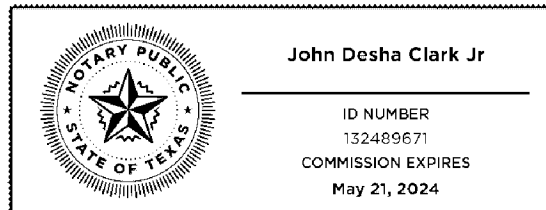
State of Texas } ss
County of Tarrant }

On this 7th day of December, 2021, before me, John Desha Clark Jr a Notary Public in and for said state, personally appeared Megan Mangels, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

John Desha Clark Jr
Notary Public for the State of Texas
Residing at: Tarrant
Commission Expires: 05/21/2024

Notarized online using audio-video communication





Dated this 7th day of December, 2021.

Joshua Mangels

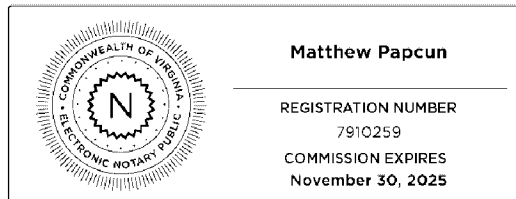
Joshua Mangels

State of Virginia } ss
County of Loudon }

On this 7th day of December, 2021, before me, Matthew Papcun a Notary Public in and for said state, personally appeared Joshua Mangels, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Matthew Papcun

Notary Public for the State of Virginia
Residing at: Loudon
Commission Expires: 11/30/2025



Notarized online using audio-video communication