

AMERICAN TITLE 5/21/03 AM

470321079627
RECORDING REQUESTED BY:
 **TICOR TITLE**
Company of Oregon

300 Klamath Ave
Klamath Falls, OR 97601

GRANTOR'S NAME:
William James Rogers

GRANTEE'S NAME:
Dustin Lee Nunn and Sheila Marie Nunn

AFTER RECORDING RETURN TO:
Order No.: 470321079627-CC
Dustin Lee Nunn and Sheila Marie Nunn, as tenants by the entirety
50 Township Rd.
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:
Dustin Lee Nunn and Sheila Marie Nunn
50 Township Rd.
Klamath Falls, OR 97603

APN: 536085
Map: 3909-007BD-05000
TL 5000 Cortez St, Klamath Falls, OR 97601

2021-018210
Klamath County, Oregon
12/08/2021 01:13:01 PM
Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

William James Rogers, Grantor, conveys and warrants to **Dustin Lee Nunn and Sheila Marie Nunn, as tenants by the entirety**, 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 16, Block 12, Stewart, 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 TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00). (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: 12/7/2021

[Signature]
William James Rogers

State of OREGON
County of KLAMATH

This instrument was acknowledged before me on December 7th, 2021 by William James Rogers.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 12/22/24

