

**2021-019073**

**Klamath County, Oregon**

**12/27/2021 10:34:01 AM**

**Fee: \$87.00**

After Recording Return to:  
Hornecker Cowling, LLP  
Attn: Patrick G. Huycke  
14 N. Central, Suite 104  
Medford, OR 97501

Until a change is requested,  
all tax statements shall be  
sent to the following address:  
No Change

#### **WARRANTY DEED**

There is no monetary consideration involved in this transfer. However, the actual consideration consists of value given or promised which is the whole consideration.

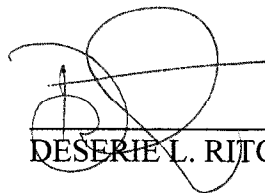
DESERIE L. RITCHEY, Grantor, conveys and warrants to ERIC B. RITCHEY, Grantee, all of her right, title and interest in and to the real property commonly known as 27629 Pushkin St., Klamath Falls, Oregon, more particularly described as follows:

LOT 2 IN BLOCK 1 OF ARROWHEAD VILLAGE, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON, TOGETHER WITH THAT PORTION OF PUSH-KIN STREET WHICH INURED THEREO, ALSO TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS MORE PARTICULARLY DESCRIBED IN DEED VOLUME M86, PAGE 2444, RECORDED FEBRUARY 10, 1986.

The liability and obligations of the Grantor to Grantee and Grantee's heirs and assigns under the warranties and covenants contained herein or provided by law shall be limited to the amount, nature and terms of any right of indemnification available to Grantor under any title insurance policy, and Grantor shall have no liability or obligation except to the extent that reimbursement for such liability or obligation is available to Grantor under any such title insurance policy.

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, AND 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: June 23, 2021



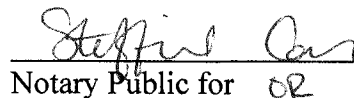
\_\_\_\_\_  
DESERIE L. RITCHEY

STATE OF OR )  
 ) ss.  
COUNTY OF Jackson )

June 23, 2021

Personally appeared the above named DESERIE L. RITCHEY and acknowledged the foregoing instrument to be his/her voluntary act.

Before me:



Notary Public for OR