



THIS SPACE RESERVED FOR R

2022-000855
Klamath County, Oregon
01/21/2022 12:17:01 PM
Fee: \$87.00

After recording return to:
Judith Janielle Kelly and Jeremy Evan Raoult
1866 Hope St.
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be
sent to the following address:
Judith Janielle Kelly and Jeremy Evan Raoult
1866 Hope St.
Klamath Falls, OR 97601
File No. 499683AM

STATUTORY WARRANTY DEED

Jason T. Cole and Tayler Daniel Cole, as Tenants in Common,

Grantor(s), hereby convey and warrant to

Judith Janielle Kelly and Jeremy Evan Raoult, Not as Tenants in Common But With Rights of Survivorship,

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:

**Tract 86, of Pleasant Home Tracts, according to the official plat thereof on file in the office of the County
Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

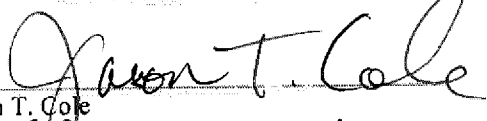
3909-002BA-09200 Account #515277

The true and actual consideration for this conveyance is \$300,000.00.

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.

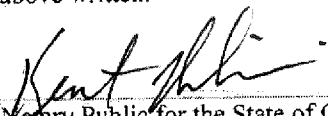
Dated this 20 day of JAN, 2022.


Jason T. Cole


Tayler Daniel Cole

State of Oregon } ss
County of Klamath Falls }

On this 20 day of January, 2022, before me, KENNETH J. DICKINSON, a Notary Public in and for said state, personally appeared Jason T. Cole and Tayler Daniel Cole, known or identified to me to be the person(s) whose name(s) are subscribed to the within Instrument and acknowledged to me that 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.


Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: August 30 2024

