



THIS SPACE RESERVED FOR

2022-001007

Klamath County, Oregon

01/26/2022 10:09:01 AM

Fee: \$87.00

After recording return to:

Justin Eric Bacigalupi and Crimson Bacigalupi

4749 Harlan Dr.

Klamath Falls, OR 97603

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

Justin Eric Bacigalupi and Crimson Bacigalupi

4749 Harlan Dr.

Klamath Falls, OR 97603

File No. 515474AM

STATUTORY WARRANTY DEED

Douglas Leroy Hunter,

Grantor(s), hereby convey and warrant to

Justin Eric Bacigalupi and Crimson Bacigalupi, 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:

The following described real property situate in Klamath County, Oregon:

Beginning at a point on the Southwesterly boundary line of Tract 36, HOMEDALE, a platted subdivision in Klamath County, Oregon, which is North 43° 30' West a distance of 90 feet from the most Southerly corner of said Tract 36; thence North 46° 30' East parallel to the Southeasterly boundary of said tract 180 feet to the Southwesterly boundary line of that certain parcel conveyed to Charles A. Beckwith and Mary R. Beckwith, husband and wife, by Deed dated and recorded March 3, 1948 in Book 217, page 421, Deed Records of Klamath County, Oregon; thence North 43° 30' West along said Southwesterly boundary line of said Beckwith Tract 57.15 feet to the Southeast corner of that certain parcel of land conveyed to Roy C. King and Blanch King, husband and wife, by Deed dated October 3, 1952 and recorded October 13, 1952 in Book 257, page 203, Deed Records of Klamath County, Oregon; thence North 89° 48' West along the Southern boundary line of said King parcel 47.4 feet to the most Easterly corner of that certain parcel of land conveyed to John Knight and Priscilla A. Knight, husband and wife, by Deed dated February 25, 1948 and recorded March 8, 1948 in Deed Book 218, page 7, Deed Records of Klamath County, Oregon; thence South 46° 30' West along the Southeasterly boundary line of said Knight Tract 145.69 feet, more or less, to the Southwesterly boundary line of said Tract 36; thence South 43° 30' East along said Southwesterly line of said Tract 36 to the place of beginning.

The true and actual consideration for this conveyance is \$125,000.00.

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:

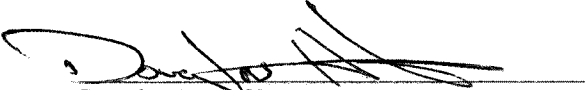
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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

day of

24 Jan


2021


Douglas Leroy Hunter

State of Oregon } ss
County of Klamath }

On this 24 day of January, 2021, before me, Heather Scurba a Notary Public in and for said state, personally appeared Douglas Leroy Hunter, 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.


Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 11/21/2025

