

BS

NO PART OF ANY STEVENS-NESS FORM MAY BE REPROD

2022-001044

Klamath County, Oregon



00294497202200010440020027

01/26/2022 03:27:22 PM

Fee: \$87.00

Angel 7A Ranch, Inc, an Oregon Corporation

7950 Egert, Rd

Dairy, OR 97625

Grantor's Name and Address

Sean M. Angel and Kelsey M. Angel

8100 Egert Rd.

Dairy, OR 97625

Grantee's Name and Address

After recording, return to (Name and Address):

Sean M. Angel and Kelsey M. Angel

8100 Egert Rd.

Dairy, OR 97625

Until requested otherwise, send all tax statements to (Name and Address):

Sean M. Angel and Kelsey M. Angel

8100 Egert Rd.

Dairy, OR 97625

SPACE RESERVED
FOR
RECORDER'S USE

WARRANTY DEED

Angel 7A Ranch, Inc, an Oregon Corporation

("grantor"), for the consideration below, does hereby grant, bargain, sell and convey to

Sean M. Angel and Kelsey M. Angel, As Tenants by the Entirety,

("grantee"), all of that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County, Oregon, described as follows (legal description of property: description space continued on reverse):

AN AREA OF LAND IN THE SW1/4 OF THE NE1/4 OF SECTION 2, TOWNSHIP 38 SOUTH, RANGE 11 1/2 EAST, WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 2 OF LAND PARTITION 10-21

To Have and to Hold the same to grantee and grantee's heirs, successors and assigns forever.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both: see ORS 93.030):

☒ \$ Gift:☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

(CONTINUED)

Returned at Counter



And grantor hereby covenants to and with grantee, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except (if no exceptions, so state):

and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the encumbrances described above.

In construing this instrument, where the context so requires, the singular includes the plural, and all grammatical changes shall be made so that this instrument shall apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on 1-22-22 any signature on behalf of a business or other entity is made with the authority of that entity.

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.

Angel 2A Ranch, Inc.
Donna D. Angel P&E

STATE OF OREGON, County of Klamath) ss.

This record was acknowledged before me on 1-20-22

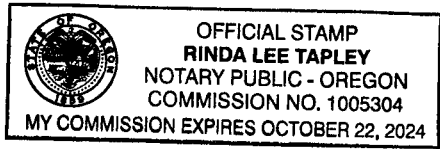
by David D. Angel

This record was acknowledged before me on 1-20-22

by Donna D. Angel

as Angel 2A Ranch, Inc.

of _____



Rinda Lee Tapley
Notary Public for Oregon
My commission expires 10-22-24