

**2022-001231**

**Klamath County, Oregon**

01/31/2022 11:21:01 AM

Fee: \$87.00

WHEN RECORDED RETURN TO:  
MAIL TAX STATEMENT TO:  
Andrew Vaughan  
622 McIntire Rd  
Charlottesville, VA 22902

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**WARRANTY DEED**

THE GRANTOR(S),

- Mellisa Kathleen Cross, a single person, 4491 Ellis Circle, Titusville, FL 32780,

for and in consideration of: \$10 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Andrew Vaughan, a single person, 622 McIntire Rd, Charlottesville, VA 22902,

the following described real estate, situated in the County of Klamath, State of Oregon:

LOT-6, BLK-69, Fifth Addition to Nimrod River Park

R-3611-002C0-4700-000

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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. 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.

Grantor Signatures:

DATED: JAN 31, 2022

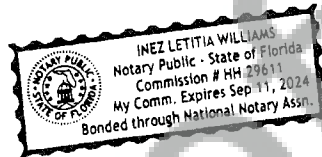
Mellisa Kathleen Cross  
Mellisa Kathleen Cross  
4491 Ellis Circle  
Titusville, FL 32780

Grantor Signatures:

DATED: \_\_\_\_\_

STATE OF FLA  
COUNTY OF BREVARD, ss:

This instrument was acknowledged before me on this 31 day of JAN 2022  
by MELLISA KATHLEEN CROSS.



[Signature]  
Notary Public  
Signature of person taking  
acknowledgment

Title (and Rank)

My commission expires \_\_\_\_\_