



THIS SPACE RESERVED FOR

2022-001870  
Klamath County, Oregon  
02/14/2022 09:10:01 AM  
Fee: \$87.00

After recording return to:

Steven J. Ferlan and Claire M. Ferlan

38980 S Sawtell Rd

Molalla, OR 97038

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

Steven J. Ferlan and Claire M. Ferlan

38980 S Sawtell Rd

Molalla, OR 97038

File No. 515495AM

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### STATUTORY WARRANTY DEED

**Melvin Leroy Paxton and Sandra Kay Paxton, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Steven J. Ferlan and Claire M. Ferlan, 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:

**Lots 21 and 26 in Block 8 of TRACT NO. 1123, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$260,000.00.

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 3 day of Feb, 2022

Melvin L. Paxton  
Melvin L. Paxton # Leroy

Sandra Kay Paxton  
Sandra Kay Paxton

State of Arizona ss  
County of Pima }

On this 3 day of Feb, 2022, before me, Rose Mendoza a Notary Public in and for said state, personally appeared Melvin Leroy Paxton and Sandra Kay Paxton, 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.

Rose Mendoza  
Notary Public for the State of Arizona  
Residing at: Pima  
Commission Expires: Oct. 28, 2022

