



2022-003044  
 Klamath County, Oregon  
 03/11/2022 01:23:01 PM  
 Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:  
 Reed Pechtimaldjian  
 91991 Blue River Reservoir Rd, PO Box 390  
 Blue River, OR 97413

Until a change is requested all tax statements shall be sent to the following address:  
 Reed Pechtimaldjian  
 91991 Blue River Reservoir Rd, PO Box 390  
 Blue River, OR 97413  
 File No. 527701AM

**STATUTORY WARRANTY DEED**

**Jeffrey Lee Nunnally,**  
 Grantor(s), hereby convey and warrant to

**Reed Pechtimaldjian,**

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:

**Lot 10 in Block 3 of PINE RIDGE ESTATES, UNIT 1, 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 \$13,250.00.  
 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.

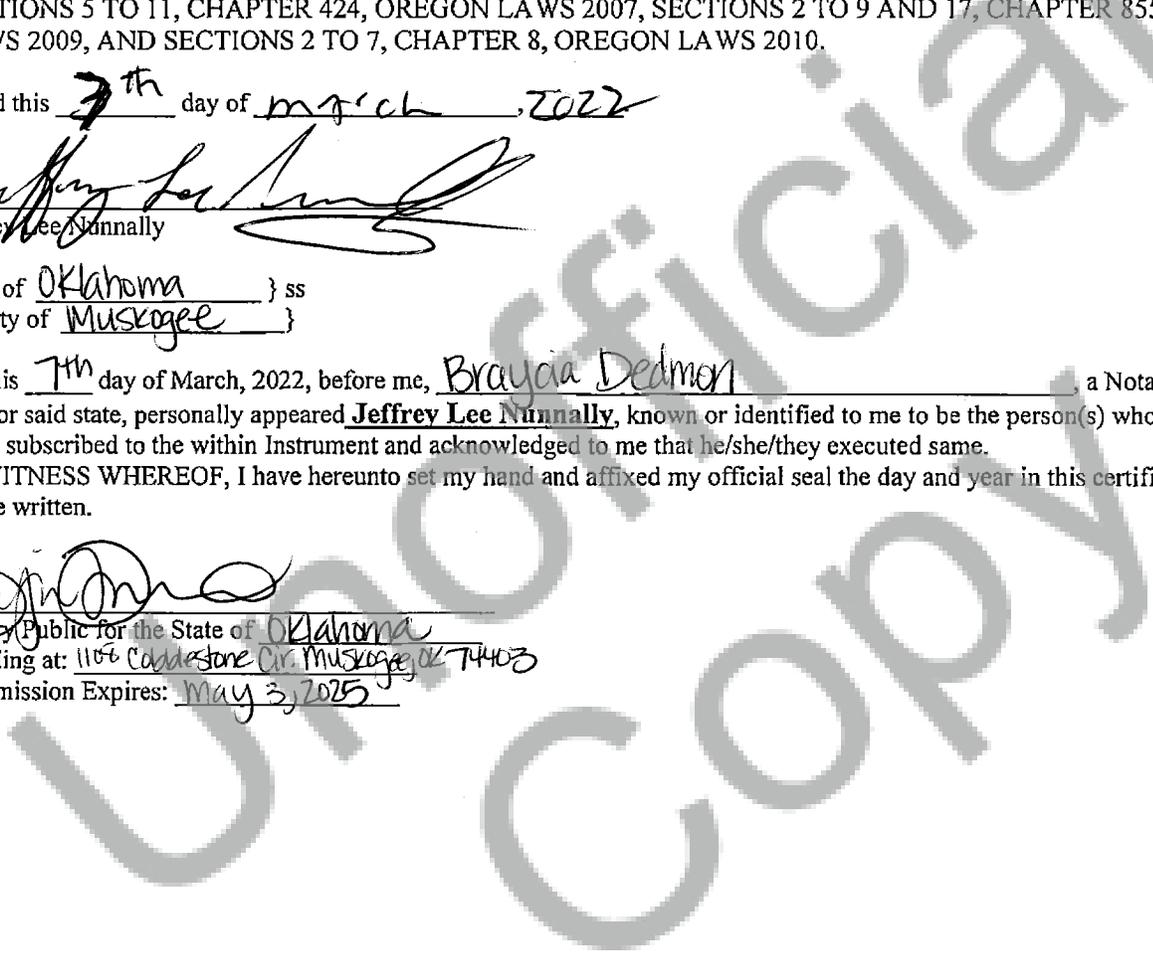
Dated this 7<sup>th</sup> day of March, 2022

  
Jeffrey Lee Nunnally

State of Oklahoma } ss  
County of Muskogee }

On this 7<sup>th</sup> day of March, 2022, before me, Braycia Dedmon, a Notary Public in and for said state, personally appeared Jeffrey Lee Nunnally, 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 Oklahoma  
Residing at: 1106 Caddestone Cir, Muskogee, OK 74403  
Commission Expires: May 3, 2025



**ALL-PURPOSE ACKNOWLEDGMENT**

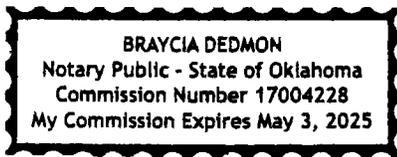
State of Oklahoma

County of Muskogee

On March 7, 2022 before me, Braycia Dedmon  
DATE NAME OF NOTARY PUBLIC

personally appeared Jeffrey Lee Nunnally  
NAME(S) OF SIGNER(S)

personally known to me OR  proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



Place Notary Seal or Stamp Here

WITNESS my hand and official seal.

[Signature]  
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

**DESCRIPTION OF ATTACHED DOCUMENT**

**THIS CERTIFICATE  
MUST BE ATTACHED  
TO THE DOCUMENT  
DESCRIBED AT RIGHT**

Statutory Warranty Deed  
TITLE OR TYPE OF DOCUMENT

-2-  
NUMBER OF PAGES

March 7, 2022  
DATE OF DOCUMENT

None  
SIGNER(S) OTHER THAN NAMED ABOVE