



2022-003493

Klamath County, Oregon

03/22/2022 01:19:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jacqueline Colwell

5516 Edith Way

Klamath Falls, OR 97603

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

Jacqueline Colwell

5516 Edith Way

Klamath Falls, OR 97603

File No. 520232AM

STATUTORY WARRANTY DEED

Homedale Terrace Homes and Land LLC, an Oregon Limited Liability Company,

Grantor(s), hereby convey and warrant to

Jacqueline Colwell,

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:

Parcel 1 Land Partition 27-17 a replat of Lot 19 and Lot 26 of Tract 1407 - Homedale Terrace in SE1/4 of Section 35, Township 38 South, Range 09 East of the Willamette Meridian, Klamath County, Oregon, and recorded April 10, 2018 as Instrument No. 2018-004326

The true and actual consideration for this conveyance is \$294,000.00.

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 21 day of March, 2022

Homedale Terrace Homes & Land LLC

By: Brent Thomas
Brent Thomas, member

State of Oregon} ss
County of Klamath}

On this 21 day of March, 2022, before me, Stacy Howard a Notary Public in and for said state, personally appeared Brent Thomas known or identified to me to be the Managing Member in the Limited Liability Company known as Homedale Terrace Homes and Land LLC, an Oregon Limited Liability Company who executed the foregoing instrument, and acknowledged to me that ~~he~~ she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Stacy Howard
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10-01-2023

