



After recording return to:  
Brett Pelleschi and Christine Allen  
1434 Patterson Street  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Brett Pelleschi and Christine Allen  
1434 Patterson Street  
Klamath Falls, OR 97603

File No.: 7161-3903869 (SA)

Date: February 22, 2022

2022-003860

Klamath County, Oregon

03/30/2022 01:51:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORD

### STATUTORY WARRANTY DEED

**Tamara Barker**, Grantor, conveys and warrants to **Brett Pelleschi and Christine Allen, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**THE NORTH 64.4 FEET OF LOT 12 AND THE SOUTH 24.6 FEET OF LOT 13, IN BLOCK 2 OF SHASTA VIEW TRACTS, KLAMATH COUNTY, OREGON.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$410,000.00**. (Here comply with requirements of ORS 93.030)

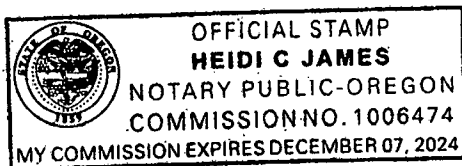
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

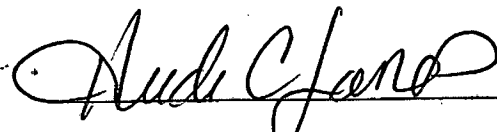
Dated this 25<sup>th</sup> day of March, 2022.

  
Tamara Barker

STATE OF Oregon )  
County of Klamath )ss.  
)

This instrument was acknowledged before me on this 25<sup>th</sup> day of March, 2022  
by **Tamara Barker**.





Notary Public for Oregon  
My commission expires: 12/07/2024