



After recording return to:
James Montemagno and Heather
Walicki
4455 Interlake Ave. N Unit 121
Seattle , WA 98103

Until a change is requested all tax
statements shall be sent to the
following address:
James Montemagno and Heather
Walicki
4455 Interlake Ave. N Unit 121
Seattle , WA 98103

File No.: 7161-3914462 (SA)

Date: March 14, 2022

THIS SPACE RESERVED FOR RECORD

2022-004237

Klamath County, Oregon

04/01/2022 12:40:01 PM

Fee: \$87.00

STATUTORY WARRANTY DEED

Roy Leon Goodenough and Jennifer Goodenough, Grantor, conveys and warrants to **James Montemagno and Heather Walicki**, not as tenants in common but with rights of survivorship, 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:

Lots 51 and 52, Block 31, Fourth Addition to Nimrod River Park, according to the official plat thereof on file in the office of the County Clerk, 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 **\$13,000.00**. (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.

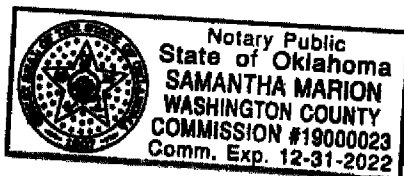
Dated this 30th day of March, 2022.

Roy Leon Goodenough
Roy Leon Goodenough

Jennifer Goodenough
Jennifer Goodenough

STATE OF Oregon Oklahoma
County of Washington) ss.

This instrument was acknowledged before me on this 30th day of March, 2022
by **Roy Leon Goodenough and Jennifer Goodenough**.



Samantha Marion
Notary Public for Oregon Oklahoma
My commission expires: 12/31/2022