



2022-004307

Klamath County, Oregon



00298195202200043070020021

THIS SPA

04/04/2022 02:31:23 PM

Fee: \$87.00

After recording return to:

Peter Lusich IV and Ashley Wendt

1815 Majestic St.

Klamath Falls, OR 97601

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

Peter Lusich IV and Ashley Wendt

1815 Majestic St.

Klamath Falls, OR 97601

File No. 523921AM

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### STATUTORY WARRANTY DEED

**John Grant Thacker and Carole Morlene Thacker, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Peter Lusich IV and Ashley Wendt, 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:

**Parcel 1 of Land Partition 7-95 being Lot 3 and the W1/2 of Lot 2, Block 24 of HILLSIDE ADDITION to the City of Klamath Falls. Situated in the NE1/4 of Section 29, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$520,000.00.

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 25th day of march, 2022.



John Grant Thacker



Carole Morlene Thacker

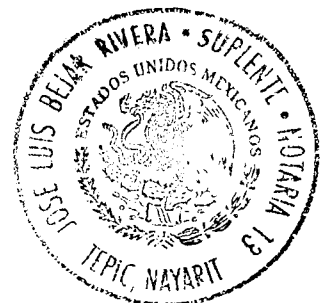
State of Nayarit } ss  
County of Tepic }

On this 25th day of march, 2022, before me, José Luis Bejar Rivera a Notary Public in and for said state, personally appeared John Grant Thacker and Carole Morlene Thacker, 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 Nayarit, Mexico  
Residing at: Tepic  
Commission Expires:

My Commission does not expires



NAY

México  
Nº 14059

Apostille

(Convention de la Haye du 5 octobre 1961)

Derechos 2899114

No. de orden 14059

En México el presente documento público ha sido firmado por \_\_\_\_\_

EL C. LICENCIADO JOSE LUIS BEJAR RIVERA

Quien actúa en calidad de NOTARIO PÚBLICO SUPLENTE ADSCRITO Y ASOCIADO A LA  
NOTARIA PÚBLICA NUMERO 13 TRECE, DE ESTA PRIMERA DEMARCACIÓN TERRITORIAL EN EJERCICIO.


y está revestido del sello correspondiente a JOSE LUIS BEJAR RIVERA.


SUPLENTE. NOTARIA 13. TEPIC, NAYARIT

Certificado en TEPIC, NAYARIT por EL C. M.A. LUIS ARMANDO LEÓN DÍAZ

DIRECTOR DE PROFESIONES Y ACTIVIDADES TÉCNICAS

el 25 de MARZO de 2022

  
GOBIERNO DEL ESTADO DE NAYARIT  
SECRETARÍA GENERAL DE GOBIERNO  
DIRECCIÓN DE PROFESIONES  
Y ACTIVIDADES TÉCNICAS

  
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