

2022-004307

Klamath County, Oregon

THIS SPA

04/04/2022 02:31:23 PM

Fee: \$87.00

Crear action of the second of	w.
Peter Lusich IV and A	shley Wendt
1815 Majestic St.	
Klamath Falls, OR 97	601
	sted all tax statements shall be
sent to the following ad	ldress: .
Peter Lusich IV and A	shley Wendt
1815 Majestic St.	
Klamath Falls, OR 97	601
File No. 523021 AN	Л

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:

SUPILI OF NAME OF NAME

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 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 OPEGON LAWS 2010

LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.	
Dated this 25th day of March, 2022.	
22/h	
John Grant Thacker	
Caroli Thacker	
Carole Morlene Thacker	
State of Nayar, + } ss	
County of Tepic	
On this 25th day of march, 2022, before me, José Lois Béiar Riory a a Notary Public in and for said state, personally appeared John Grant Thacker and Carole Morlene Thacker, known or identified 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.	to
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.	
above written.	
Notary Public for the State of Nayard, Mexico	
Residing at: Trous. Commission Expires:	A. K.
My Commission does not expires	, ,
	107
	TO /
The world	/
México México	
Nº 14059	
GOBIERNO DEL ESTADO DE NAVARIT	
NAY Apostille SECRETARIA GENERI-L DE GOBIERNO DIRECCIÓN DE FROFESIONES	
(Convention de la Haye du 5 octobre 1961)	
(Sollitorius de la via) e and e	
Derechos	
No. de orden14059	
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	
SUPLENTE. NOTARIA 13. TEPIC, NAYARIT	
Certificado en TEPIC, NAYARIT por EL C. M.A. LUIS ARMANDO LEÓN DÍAZ	
DIRECTOR DE PROFESIONES Y ACTIVIDADES TEN CANADAMINATION DE PROFESIONES DE PROFES	
el25deMARZ@ 2022	

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