

After recording return to:
Robert Jay Cunningham

THIS SPACE RESERVED FOR

2022-004586

Klamath County, Oregon 04/11/2022 03:02:01 PM

Fee: \$87.00

2022-005025

Klamath County, Oregon

04/20/2022 12:04:01 PM

Fee: \$87.00

20596 Keno Worden Rd.
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Robert Jay Cunningham
20596 Keno Worden Rd.

This is being rerecorded at the request of Amerititle to correct the legal previously recorded in 2022-004586

STATUTORY WARRANTY DEED

Vincent M. Vieyra and Edith D. Brown-Vieyra, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Robert Jay Cunningham,

Klamath Falls, OR 97603

526953AM

File No.

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 2 of Land Partition 13-95, being vacated blocks 28, 29, 30 and 41 of Worden, situated in the SE1/4 SE1/4 of Section 33, and the SW1/4 SW1/4 of Section 34, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

*34

The true and actual consideration for this conveyance is \$401,000.00.

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 195.301, 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\(^{1}TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this

Vincent M. Vievra

dith D. Brown-Vieyra

State of Oregon } ss County of Klamath}

On this Oday of April, 2022, before me, Oday of April, 2022, b

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

9/100

Notary Public for the State of Oregon Residing at: Klamath Falls, OR

Commission Expires:

MELISSA RENEE COOK
NOTARY PUBLIC-OREGON
COMMISSION NO. 1022472
NY COMMISSION EXPIRES MARCH 07, 2026