



2022-005206
Klamath County, Oregon
04/25/2022 11:31:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Brent W. Bainbridge and Julie Bainbridge

5034 Swallow Ct.

Klamath Falls, OR 97601

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

Brent W. Bainbridge and Julie Bainbridge

5034 Swallow Ct.

Klamath Falls, OR 97601

File No. 534155AM

STATUTORY WARRANTY DEED

John F. Liberatore and Holly A. Liberatore, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Brent W. Bainbridge and Julie Bainbridge, 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:

Lot 1064, RUNNING Y RESORT, PHASE 12, FIRST ADDITION, TRACT 1426, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$15,000.00.

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 22nd day of April, 2022

John F. Liberatore
John F. Liberatore

Holly A. Liberatore
Holly A. Liberatore

State of Colorado } ss
County of Douglas }

On this 22nd day of April, 2022, before me, George J. Hegstrom a Notary Public in and for said state, personally appeared John F. Liberatore and Holly A. Liberatore, 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.

George J. Hegstrom
Notary Public for the State of Colorado
Residing at: 1148 E Kettle PC Centennial CO
Commission Expires: 01/11/2024 80122

GEORGE J HEGSTROM Notary Public State of Colorado Notary ID # 20084009087 My Commission Expires 01-11-2024
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