AmeriTitle

THIS SPACE RESERVED FO|

After recording return to:
 Nichole Clevenger and Blake Davis
 4643 Darwin Place
 Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:
 Nichole Clevenger and Blake Davis
 4643 Darwin Place
 Klamath Falls, OR 97603
File No.   526241AM

STATUTORY WARRANTY DEED

Jake Hayes and Angie Renick-Hayes, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Nichole Clevenger and Blake Davis, with right of survivorship,

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:

A portion of the NE1/4 NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the Westerly right of way line of Summers Lane which lies South 0°10' East along the section line a distance of 310.4 feet and North 88°39' West a distance of 30 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian; thence South 0°10' East along the Westerly line of Summers Lane a distance of 10 feet to a point; thence North 88°39' West a distance of 165.4 feet; thence South 0°10' East parallel to said section line a distance of 70 feet to the true point of beginning of this description; thence continuing North 88°39' West a distance of 110 feet to a point; thence South 0°10' East parallel to said section line a distance of 70 feet to an iron pin; thence South 88°39' East a distance of 110 feet to a point; thence North 0°10' West parallel to said section line a distance of 70 feet to the point of beginning.

The true and actual consideration for this conveyance is $265,000.00.
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:

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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 _27_ day of _APR_ _2022_.

Jake Hayes

Angie Renick-Hayes

State of Oregon } ss
County of _Jackson_ }

On this _27_ day of April, 2022, before me, _Rhonda J. Young_ a Notary Public in and for said state, personally appeared Jake Hayes and Angie Renick-Hayes, 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 Oregon
Residing at: _Medford_
Commission Expires: _12-26-22_

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│   OFFICIAL STAMP                         │
│   RHONDA J YOUNG                         │
│   NOTARY PUBLIC-OREGON                   │
│   COMMISSION NO. 982497                  │
│   MY COMMISSION EXPIRES DECEMBER 26, 2022│
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