

RE-RECORDING COVER SHEET

2022-005729

Klamath County, Oregon

05/05/2022 08:58:01 AM

Fee: \$97.00

Any errors in this cover sheet DO NOT affect the transactions(s) contained in the instrument itself.

AFTER RECORDING RETURN TO:

Name: Ticor Title

Address: 1555 E McAndrews Rd Ste 100

City/State/Zip: Medford, OR 97504

Statutory Warranty Deed previously recorded as Fee No. 2022-003561 is being re-recorded at the request of Ticor Title to correct the Grantee to read Douglas Stone and Jennifer Stone, as husband and wife

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS (only for instruments conveying or contracting to convey fee title to any real estate):

Name: No Change

Address:

City/State/Zip:

DOCUMENT TITLE): Statutory Warranty Deed

GRANTOR (DIRECT) Lisa Day and Taylor Day dba Family Food Center, an assumed business name which acquired title as Family Food Center, an assumed business name

CLAIMANT (PLAINTIFF)

GRANTEE (INDIRECT) Douglas Stone and Jennifer Stone, as husband and wife

DEBTOR (DEFENDANT)

TRUE AND ACTUAL CONSIDERATION PAID (only for instruments conveying or contracting to convey fee title to any real estate): \$975,000.00

THE AMOUNT OF THE CIVIL PENALTY OR THE AMOUNT, INCLUDING PENALITIES, INTEREST AND OTHER CHARGES, FOR WHICH THE WARRANT, ORDER OR JUDGMENT WAS ISSUED: \$N/A

AmeriTitle
MTG 528133 11

RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100
Medford, OR 97504

2022-003561

Klamath County, Oregon

03/23/2022 02:35:01 PM

Fee: \$87.00

GRANTOR'S NAME:

Lisa Day and Taylor Day dba Family Food Center, an assumed business name which acquired title as Family Food Center, an assumed business name

GRANTEE'S NAME:

BlackStone Market & Deli, an Oregon LLC

AFTER RECORDING RETURN TO:

Order No.: 470322080939-CW

BlackStone Market & Deli, an Oregon LLC

P.O. Box 1170

Chiloquin, OR 97624

SEND TAX STATEMENTS TO:

BlackStone Market & Deli, an Oregon LLC

P.O. Box 1170

Chiloquin, OR 97624

APN: R203327

R203345

R873682

Map: 3407-034DC-03500

3407-034DC-03600

3407-034DC-03401

137 S 1st Avenue Chiloqui

137 S 1st Ave, Chiloquin, OR 97624-9738

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Lisa Day and Taylor Day dba Family Food Center, an assumed business name which acquired title as Family Food Center, an assumed business name, Grantor, conveys and warrants to BlackStone Market & Deli, an Oregon LLC, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

PARCEL 1

Lots 6, 7 and 8, Block 2, ORIGINAL TOWN OF CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the South 35 feet of Lot 8.

PARCEL 2

The North 10 feet of the South 35 feet of Lot 8 in Block 2 of the ORIGINAL TOWN OF CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3

The South 25 feet of Lot 8, Block 2 ORIGINAL TOWN OF CHILOQUIN, 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 NINE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$975,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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.

RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100
Medford, OR 97504

GRANTOR'S NAME:

Lisa Day and Taylor Day dba Family Food Center, an assumed
business name which acquired title as Family Food Center, an
assumed business name

GRANTEE'S NAME:

BlackStone Market & Deli, an Oregon LLC

AFTER RECORDING RETURN TO:

Order No.: 470322080939-CW
BlackStone Market & Deli, an Oregon LLC
P.O. Box 1170
Chiloquin, OR 97624

SEND TAX STATEMENTS TO:

BlackStone Market & Deli, an Oregon LLC
P.O. Box 1170
Chiloquin, OR 97624

APN: R203327
R203345
R873682
Map: 3407-034DC-03500
3407-034DC-03600
3407-034DC-03401
137 S 1st Avenue Chiloqui
137 S 1st Ave, Chiloquin, OR 97624-9738

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Lisa Day and Taylor Day dba Family Food Center, an assumed business name which acquired title as Family Food Center, an assumed business name, Grantor, conveys and warrants to **Douglas Stone and Jennifer Stone, as husband and wife**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

PARCEL 1
Lots 6, 7 and 8, Block 2, ORIGINAL TOWN OF CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the South 35 feet of Lot 8.

PARCEL 2
The North 10 feet of the South 35 feet of Lot 8 in Block 2 of the ORIGINAL TOWN OF CHILOQUIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3
The South 25 feet of Lot 8, Block 2 ORIGINAL TOWN OF CHILOQUIN, 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 NINE HUNDRED SEVENTY-FIVE THOUSAND AND NO/100 DOLLARS (**\$975,000.00**). (See ORS 93.030).

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STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated 3/22/22; if a corporate grantor, it has caused its name to be signed by order of its board of directors.

Lisa Day and Taylor Day dba Family Food Center, an assumed business name which acquired title as Family Food Center, an assumed business name

BY: [Signature]
Taylor Day

BY: [Signature]
Lisa Day

State of OR
County of Klamath

This instrument was acknowledged before me on 3/22/22 by Lisa Day and Taylor Day dba Family Food Center, an assumed business name which acquired title as Family Food Center, an assumed business name.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 5/18/25

