



After recording return to:
Nicolette Kent
150130 Robert Road
La Pine, OR 97739

Until a change is requested all tax
statements shall be sent to the
following address:
Nicolette Kent
150130 Robert Road
La Pine, OR 97739

File No.: 7064-3948818 (SNB)
Date: May 18, 2022

THIS SPACE RESERVED FOR RECORD

2022-009032

Klamath County, Oregon

07/22/2022 03:41:01 PM

Fee: \$92.00

STATUTORY WARRANTY DEED

The heirs at law of the Estate of John B. Alford also known as John Bradley Alford and Monica Alford, as tenants in common, Grantor, conveys and warrants to **Nicolette Kent**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

The S1/2 of the NW1/4 of the NW1/4 of Section 13 Township 23 South, Range 9 East of the Willamette Meridian Klamath County Oregon, Excepting therefrom that portion conveyed to Klamath County in Volume M85 at page 3204, Microfilm Records of Klamath County, Oregon.

NOTE: This legal description was created prior to January 1, 2008.

Subject to:

1. The **2022-2023** Taxes, a lien not yet payable.
2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$970,000.00**. (Here comply with requirements of ORS 93.030)

**After Recording Return To:
First American Title**

APN: 126839

Statutory Warranty Deed
- continued


File No.: 7064-3948818 (SNB)

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 24 day of June, 2022.

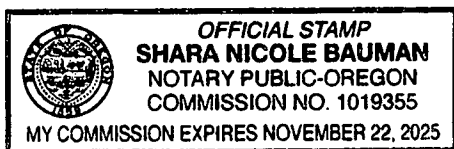

Monica Alford

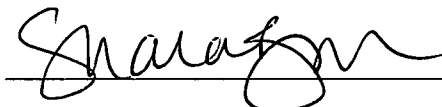
Sarah Adams, Administrator of the Estate of
John B. Alford


Sarah Adams, Administrator

STATE OF Oregon)
County of Deschutes) ss.

This instrument was acknowledged before me on this 24 day of June, 2022
by **Monica Alford**.





Notary Public for Oregon

My commission expires: 11/22/25

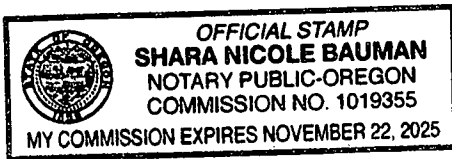
APN: 126839

Statutory Warranty Deed
- continued

File No.: 7064-3948818 (SNB)

STATE OF Oregon)
County of Deschutes)ss.
)

This instrument was acknowledged before me on this 24 day of June, 2022
by Sarah Adams as Personal Representative of The Estate of John B. Afford, on behalf of the Estate.



Shara Nicole Bauman
Notary Public for Oregon
My commission expires: 11/22/25