

After Recording Return To:
First American Title

2022-010962
Klamath County, Oregon
09/09/2022 10:47:01 AM
Fee: \$87.00



After recording return to:
Jason Demicheli and Amber Demicheli
4713 Sturdivant Avenue
Klamath Falls, OR 97603-8043

Until a change is requested all tax
statements shall be sent to the
following address:
Jason Demicheli and Amber Demicheli
4713 Sturdivant Avenue
Klamath Falls, OR 97603-8043

File No.: 7061-3983061 (JNR)
Date: September 02, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

K2 Homes, LLC, an Oregon Limited Liability, Grantor, conveys and warrants to **Jason Demicheli and Amber Demicheli as tenants by the entirety**, 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:

LOT 15 IN BLOCK 6 OF TRACT 1025 WINCHESTER, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to:

1. 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.
2. The **2022-2023** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$355,000.00**. (Here comply with requirements of ORS 93.030)

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 2 day of September, 2022.

K2 Homes LLC, an Oregon limited liability company

By: _____
Name: Richard Kenneth Baker
Title: ~~Member~~ / Manager

By: _____
Name: Jacob Shane Grindeland
Title: ~~Member~~ / Manager

STATE OF Oregon)
County of ~~Klamath~~ Deschutes) ss.

This instrument was acknowledged before me on this 2 day of September, 2022 by Richard Kenneth Baker as ~~Member~~ and Jacob Shane Grindeland as ~~Member~~ of K2 Homes LLC, on behalf of the limited liability company. *Manager

Notary Public for Oregon
My commission expires: 6-4-23

