



2022-011279
Klamath County, Oregon
09/19/2022 08:37:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ron Waggoner and Sonya Waggoner

764 Wocus St.

Klamath Falls, OR 97601

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

Ron Waggoner and Sonya Waggoner

764 Wocus St.

Klamath Falls, OR 97601

File No. 556727AM

STATUTORY WARRANTY DEED

Suting Real Estate, LLC,

Grantor(s), hereby convey and warrant to

Ron Waggoner and Sonya Waggoner, 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 374, Block 122, Mills Addition to the City of Klamath Falls, according to the official plat thereof on file
in the office of the County Clerk, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$149,000.00.

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:

2022-2023 Real Property Taxes, a lien not yet due and payable

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 15th day of Sept, 2022

Suting Real Estate, LLC

By: Michael D. Nyman
Michael D. Nyman, Member

State of Oregon, ss

County of Washington

On this 15 day of September, 2022, before me, Susan Irene Roethe a Notary Public in and for said state, personally appeared Michael D. Nyman known or identified to me to be the Managing Member in the Limited Liability Company known as Suting Real Estate, LLC who executed the foregoing instrument, and acknowledged to me that he executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Susan Irene Roethe

Notary Public for the State of Oregon

Residing at: Clackamas County

Commission Expires: 10/30/2023

