



2022-012959
Klamath County, Oregon
11/01/2022 01:56:02 PM
Fee: \$102.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Savannah Fairbanks

23402 Sprague River Rd.

Sprague River, OR 97639-9998

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

Savannah Fairbanks

23402 Sprague River Rd.

Sprague River, OR 97639-9998

File No. 564013AM

STATUTORY WARRANTY DEED

Melody R. Aimar, who acquired title as Melody R. Alley, Todd W. Alley, and Scott M. Alley, as Tenants in Common ,

Grantor(s), hereby convey and warrant to

Savannah Fairbanks,

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 3 in Block 26 of Third Addition to Nimrod River Park, 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 \$15,000.00.

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:

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 28 day of October, 2022.

Melody R. Alley
Melody R. Alley
to Almar

State of California } ss
County of Orange }

On this 28th day of October, 2022, before me, _____ a Notary Public in and for said state, personally appeared Melody R. Alley, 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 _____
Residing at: _____
Commission Expires: _____

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

On October 28, 2022 before me, Diane A. Smith, Notary Public
(insert name and title of the officer)

personally appeared Melody B. Himar,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that he/she/they executed the same in
his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the
person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

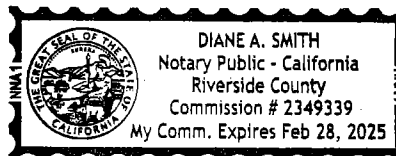
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing
paragraph is true and correct.

WITNESS my hand and official seal.

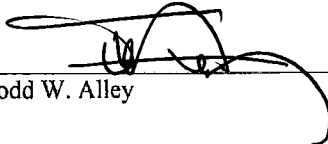
Signature

Diane A. Smith

(Seal)



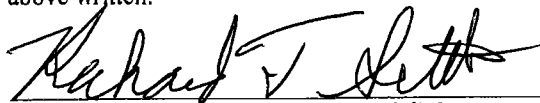
Dated this 28 day of OCTOBER, 2022



Todd W. Alley

State of NC } ss
County of Forsyth }

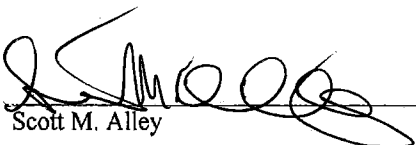
On this 28 day of Oct, 2022, before me, Richard T Settle a Notary Public
in and for said state, personally appeared Todd W. Alley, known or identified to me to be the person(s) whose name(s) is/are
subscribed to the within Instrument and acknowledged to me that he/she/they executed same.
IN WITNESS WHEREOF, 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 NC
Residing at: 1808 K. Irish Dr Clemmons, NC 27012
Commission Expires: 8-5-2027

Richard T Settle
NOTARY PUBLIC
Forsyth County, NC
My Commission Expires August 05, 2027

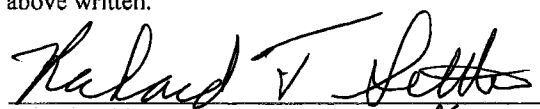
Dated this 28 day of October, 2022



Scott M. Alley

State of NC } ss
County of Forsyth }

On this 28 day of Oct, 2022, before me, Richard T Settle a Notary Public
in and for said state, personally appeared Scott M. Alley, 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 NC
Residing at: 1808 K. Rush Dr Clemmons, NC 27012
Commission Expires: 8-5-2027

