

2023-000108

Klamath County, Oregon

THIS SPACE PROVIDED FOR RECORDER'S USE O



01/06/2023 11:05:48 AM

Fee: \$92.00

Returned at Counter

WHEN RECORDED RETURN TO:

Charles Smith
PO Box 423
Midland, OR 97634

UNTIL A CHANGE IS REQUESTED ALL TAX STATEMENTS WILL BE SENT TO:

Charles Smith
PO Box 423
Midland, OR 97634

WARRANTY DEED

THE GRANTOR(S),

- Nathan M Faggard, a single person,

for and in consideration of: \$10,500.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Charles Smith and Michala Smith, PO Box 423 Midland, OR 97634, the following described real estate, situated in Chiloquin, in the County of Klamath, State of Oregon:

Legal Description:

LOT 1, BLOCK 2, TRACT 1029 - SPRAGUE RIVER PINES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions,

restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

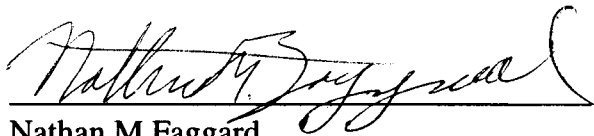
Tax Parcel Number: 3408-027B0-05300

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. 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.

Grantor Signatures:

DATED: 12/15/2022



Nathan M Faggard
841 Eastwood Dr.
Rockhill, SC 29760

STATE OF NORTH CAROLINA, COUNTY OF ASHE,

This instrument was acknowledged before me on this 05 day of
DECEMBER, _____ by Nathan M Faggard.





Notary Public
Signature of person taking acknowledgment

KATHERINE V. FIOCCOLA

Title (and Rank)

My commission expires 9/25/2027