



2023-001396

Klamath County, Oregon

02/28/2023 02:36:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Zackary D. Baumgart and Vanessa L. Baumgart

881 West View Drive

Klamath Falls, OR 97603

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

Zackary D. Baumgart and Vanessa L. Baumgart

881 West View Drive

Klamath Falls, OR 97603

File No. 578219AM

STATUTORY WARRANTY DEED

Austin Laine Dages, Larry Victor Dages and Cheryl Ann Dages, with right of survivorship,

Grantor(s), hereby convey and warrant to

Zackary D. Baumgart and Vanessa L. Baumgart, 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 78 in TRACT 1438, 8TH ADDITION TO NORTH HILLS - PHASE 2, according to the official plat
thereof on file in the office of the County Clerk, Klamath County, Oregon.**

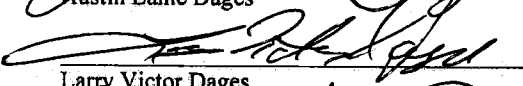
The true and actual consideration for this conveyance is \$390,000.00.

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 23 day of February 2023.

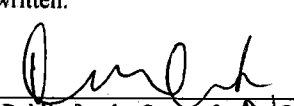

Austin Laine Dages


Larry Victor Dages


Cheryl Ann Dages

State of North Carolina } ss
County of Cumberland }

On this 23 day of February, 2023, before me, Crystal Cambisaca a Notary Public in and for said state, personally appeared Austin Laine Dages and Larry Victor Dages and Cheryl Ann Dages, 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 North Carolina
Residing at: 1213 Bohan Drive Fayetteville NC 28304
Commission Expires: 5/23/2027

CRYSTAL CAMBISACA
Notary Public - North Carolina
Cumberland County
My Commission Expires May 23, 2027