



2023-001488
Klamath County, Oregon
03/03/2023 04:13:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Johnathan Justice and Kaytee Justice
17806 Ponderosa Ln
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be
sent to the following address:
Johnathan Justice and Kaytee Justice
17806 Ponderosa Ln
Klamath Falls, OR 97601
File No. 577125AM

STATUTORY WARRANTY DEED

Nancy K. Hulin and James R. Hulin, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Johnathan Justice and Kaytee Justice, Husband and Wife,

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 9, Block 24, Tract No. 1005, FOURTH ADDITION TO KLAMATH RIVER ACRES, according to the
official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3907-026D0-06600

The true and actual consideration for this conveyance is \$258,000.00.
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:

AmeriTitle 577125AM

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 14th day of February, 2023.

Nancy K. Hulin
Nancy K. Hulin
James R. Hulin
James R. Hulin

State of CO } ss
County of El Paso }

On this 14th day of February, 2023, before me, Nancy L. Dailey a Notary Public in and for said state, personally appeared Nancy K. Hulin and James R. Hulin, 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.

Nancy L. Dailey
Notary Public for the State of CO
Residing at: 4870 Dry Stone Dr. Absopts. 1080923
Commission Expires: 06/02/2025

