

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

2023-001724**Klamath County, Oregon**

00312425202300017240050050

03/13/2023 03:18:34 PM

Fee: \$102.00

After recording return to:

ORS 205.234(1)(c)

Carl & Lesa Pelletier

4309 W Cassia Street

Boise

Idaho 83705

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Warranty Deed

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

Nathan Faggard 1775 Washburn Way #1024 Klamath Falls Oregon 97603

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Carl & Lesa Pelletier 4309 W Cassia Street Boise Idaho 83705

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ 10,000.00

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

Carl & Lesa Pelletier

4309 W Cassia Street

Boise, Idaho 83705

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)



FULL



PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$ N/A**8. Previously recorded document reference:** N/A**9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of N/A

to correct

previously recorded in book _____ and page _____, or as fee number _____."

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

WHEN RECORDED RETURN TO:

Carl Pelletier and Lesa Pelletier
4309 W Cassia Street
Boise, Idaho 83705

UNTIL REQUESTED OTHERWISE, SEND ALL TAX STATEMENTS TO:

Carl Pelletier and Lesa Pelletier
4309 W Cassia Street
Boise, Idaho 83705

WARRANTY DEED

THE GRANTOR(S),

- Nathan Faggard

for and in consideration of: \$10,000 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Carl Pelletier and Lesa Pelletier

the following described real estate, situated in Chiloquin, in the County of Klamath, State of Oregon:

Legal Description:

Lot 11 in Block 10 of Tract 1107, FIRST ADDITION TO SPRAGUE RIVER PINES,
, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE
COUNTY CLERK OF KLAMATH COUNTY, OREGON.

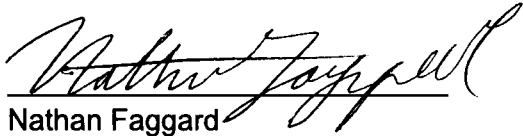
Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the 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.

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(s) Signatures:

DATED: 3-6-23



Nathan Faggard
1775 Washburn Way #1024
Klamath Falls, Oregon 97603

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

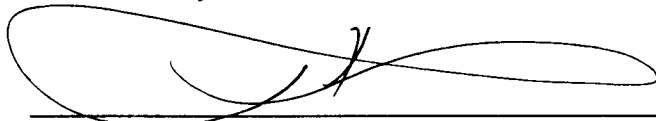
STATE OF NORTH CAROLINA

COUNTY OF ASHE

On 3/6/2023 before me, KATHERINE V. FIOCCOLA, personally appeared Nathan Faggard, 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 NORTH CAROLINA that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



(Notary Seal)

Signature of Notary Public



Grantee(s) Signatures:

DATED: 3-9-2023

Carl Pelletier

Carl Pelletier
4309 W Cassia Street
Boise, Idaho 83705

DATED: 3/9/2023

Lesa Pelletier

Lesa Pelletier
4309 W Cassia Street
Boise, Idaho 83705

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

STATE OF IDAHO

COUNTY OF ADA

On 3.09.2023 before me, ANTHONY JAMES SMITH, personally appeared Carl Pelletier and Lesa Pelletier, 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 IDAHO that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Anthony James Smith (Notary Seal)
Signature of Notary Public

