



2023-002443
Klamath County, Oregon
04/05/2023 02:11:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Clifford G. Gates and Cheryl L. Gates

3425 Olympic St

Springfield, OR 97478

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

Clifford G. Gates and Cheryl L. Gates

3425 Olympic St

Springfield, OR 97478

File No. 582737AM

STATUTORY WARRANTY DEED

Michael Earl Fossey and Tamera Gayle Rockholt, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Cheryl L. Gates and Clifford G. Gates, 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 14 in DIAMOND PEAKS, TRACT NO. 1355, according to the official plat thereof on file in the office of the County Clerk of Klamath County Oregon.

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

2407-007A0-08900 886961

The true and actual consideration for this conveyance is \$650,000.00.

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:

582737AM

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 30th day of March, 2023.

Michael Earl Fossey

Michael Earl Fossey

Tamera Gayle Rockholt

Tamera Gayle Rockholt

State of Florida } ss
County of Broward }

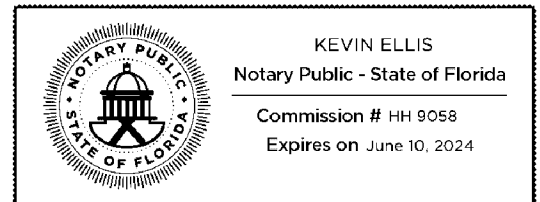
On this 30th day of March, 2023, before me, Kevin Ellis a Notary Public in and for said state, personally appeared Michael Earl Fossey and Tamera Gayle Rockholt, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they 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.

Kevin Ellis

Notary Public for the State of Florida

Residing at: Broward

Commission Expires: 06/10/2024



Notarized online using audio-video communication

IDs presented DRIVER LICENSE