

470323085465

RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100
Medford, OR 97504

2023-003314

Klamath County, Oregon

05/01/2023 03:39:01 PM

Fee: \$87.00

GRANTOR'S NAME:

Sheendanai McAtee

GRANTEE'S NAME:

Raymond Poltera and Melissa Poltera

AFTER RECORDING RETURN TO:

Order No.: 470323085465-MP

Raymond Poltera and Melissa Poltera, as tenants by the entirety
1155 Lakeshore Drive
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Raymond Poltera and Melissa Poltera
1155 Lakeshore Drive
Klamath Falls, OR 97601-9102

APN: 425356

425365

425070

425052

Map: R-3808-025Db-02900-000

1155 Lakeshore Drive, Klamath Falls, OR 97601-9102

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Sheendanai McAtee, Grantor, conveys and warrants to **Raymond Poltera and Melissa Poltera**, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lots 24, 24B, 25, 25B, 26 and 26B of LAKESHORE GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIVE HUNDRED FIFTY-THREE THOUSAND AND NO/100 DOLLARS (\$553,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 4/29/23

Sheendanaei McAtee
Sheendanaei McAtee

State of VA
County of Ashe

This instrument was acknowledged before me on 4/29/2023 by Sheendanaei McAtee.

[Signature]
Notary Public - State of VA

My Commission Expires: 10/31/25

Michael Fontaine
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7553918
My Commission Expires 10/31/2025