

2023-003449

Klamath County, Oregon



00314480202300034490030037

05/05/2023 12:45:29 PM

Fee: \$92.00

Returned at Counter

After recording, return to:
Benjamin Bailey
23125 Mt Trout Ln
Chiloquin, OR 97624

Until a change is requested,
all tax statements should be sent to:
Benjamin Bailey
23125 Mt Trout Ln
Chiloquin, OR 9762

WARRANTY DEED

Under ORS 93.850

The grantor,
Kevin Neal Regier
1025 Glenview Way
Salem, OR 97304

for the true and actual consideration of 5,000.00
Five Thousand Dollars

CONVEYS AND WARRANTS to the grantee,
Benjamin Bailey
23125 Mt Trout Ln
Chiloquin, OR 9762

the following described real property, free of encumbrances, except as specifically
set forth herein:
Lot 31, Block 6 in Klamath Forest Estates, according to the official plat thereof
on file in the office of the County Clerk of Klamath County, Oregon.

Parcel ID: R260684

And commonly known as: 3510-015C0-03300 / Vacant Land

Source of Title:

Being the same property conveyed by Warranty Deed from Generation Family Properties, a Minnesota Limited Liability Company to Kevin Neal Regier recorded October 20, 2021 in the records of the County Clerk of Klamath County, Oregon.

This conveyance is made subject to:

NA

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 5 day of May, 2023, in the presence of:

Kevin Regier
Signature

Kevin Neal Regier

Print Name

Individual

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Oregon

COUNTY OF Klamath

On this 5 day of May, 2023, before me, Notary Public in and for said state, personally appeared Kevin Neal Regier

, identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me he freely executed the same.

Signature: Kathleen A. Maynard

Print Name: Kathleen A. Maynard

Title: Notary Public

My Commission Expires: March 31, 2026

