

2023-005886

Klamath County, Oregon



00317349202300058860020025

AFTER RECORDING, RETURN TO:

William Hugh Tittle

07/17/2023 11:07:34 AM

Fee: \$87.00

SEND TAX STATEMENTS TO:

William Hugh Tittle

240 E. Robindale Rd, Las Vegas, NV 89123

STATUTORY WARRANTY DEED

Sharon Hernandez, an unmarried woman [NAME OF GRANTOR], with an address
of 412 Arnold Ave, Rifle, CO 81650 [GRANTOR ADDRESS HERE]

("Grantor"), conveys and warrants to William Hugh Tittle, an unmarried man

[NAME OF GRANTEE HERE], whose address is

240 E. Robindale Rd, Las Vegas, NV 89123

[GRANTEE ADDRESS HERE],

("Grantee"), the following described real property (the "Property") free of encumbrances, except
as specifically set forth herein:

Land in Klamath

[COUNTY NAME HERE] County,

Oregon, described more particularly as follows:

LOT 41, block 16, Klamath Falls Forest Estates, Highway 66 Unit, Plat No. 1, as recorded in the office of

the County Recorder of Klamath County, Oregon consisting of 4.03 Net Acres and 4.18 Gross Acres.

Assessor's Parcel Number: R 3711 021C0-01200

The true consideration for this conveyance is \$9,253.00.

This property is free of liens and encumbrances, EXCEPT:

[LIST EXCEPTIONS]

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

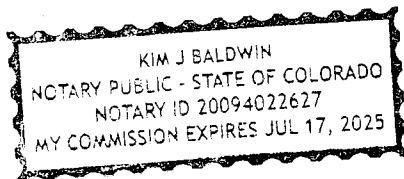
7^{SH}
DATED this 7 day of July, 2023.

SH

Sharon Hernandez
Grantor Sharon Hernandez

Colorado
STATE OF ~~OREGON~~ KJB }
COUNTY OF Garfield } ss.

The foregoing instrument was acknowledged before me on this 7 day of July, 2023, by Sharon Hernandez [NAME OF GRANTOR **HERE**], who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



Kim J Baldwin
Printed Name: Kim J Baldwin
Notary Public in and for the State of Oregon ^{SS}
Colorado