

470323086803-AC

RECORDING REQUESTED BY:



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

GRANTOR'S NAME:

Karen J. Varley and Stephanie Pena

GRANTEE'S NAME:

Robin Bell and Jeremiah Q. Urch

AFTER RECORDING RETURN TO:

Order No.: 470323086803-AC
Robin Bell and Jeremiah Q. Urch
1944 Gary Street
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Robin Bell and Jeremiah Q. Urch
1944 Gary Street
Klamath Falls, OR 97603

Tax/Map ID(s): 3909-002BB-11100
1944 Gary Street, Klamath Falls, OR 97603

This document has been executed in counterparts, each of which, so executed, shall irrespective of the date of execution and delivery be deemed an original, and said counterparts, together, shall constitute one and the same document

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Karen J. Varley and Stephanie Pena, Grantor, conveys and warrants to Robin Bell and Jeremiah Q. Urch, not as tenants in common, but with the rights of survivorship, 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:

Lot 10 in Block 5 of PLEASANT VIEW TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM the Northerly 50 feet thereof.

ALSO EXCEPTING THEREFROM the East 5 feet thereof conveyed to Klamath County, Oregon, for Road purposes by instrument recorded in Volume 362 at page 460, Deed Records of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED SEVENTY-EIGHT THOUSAND AND NO/100 DOLLARS (\$178,000.00). (See ORS 93.030).

Subject to:

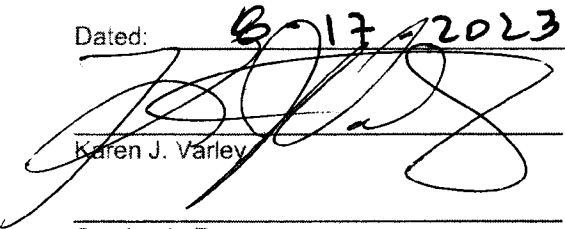
Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

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: 8-17-2023


Karen J. Varley

Stephanie Pena

State of _____

County of _____

This instrument was acknowledged before me on _____ by Stephanie Pena.

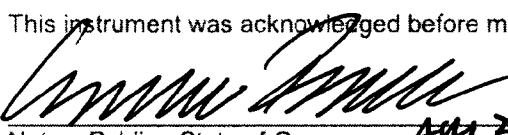
Notary Public - State of Oregon

My Commission Expires: _____

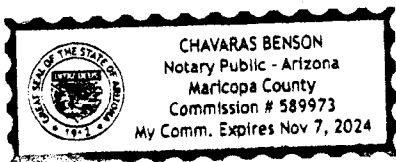
State of ARIZONA

County of MARICOPA

This instrument was acknowledged before me on 8-17-2023 by Karen J. Varley


Notary Public - State of ~~Oregon~~ ARIZONA

C.B.
My Commission Expires: 11.07.2024



STATUTORY WARRANTY DEED

(continued)

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

Dated: 8-17-2023

Karen J. Varley

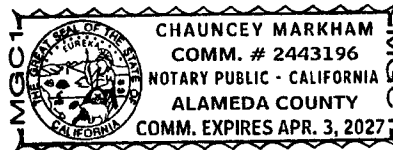
Stephanie Pena

State of CA
County of Alameda

This instrument was acknowledged before me on 8/17/2023 by Stephanie Pena.

Notary Public - State of Oregon CA

My Commission Expires: 4/03/2027



State of _____
County of _____

This instrument was acknowledged before me on _____ by Karen J. Varley

Notary Public - State of Oregon

My Commission Expires: _____