



THIS SPACE RESERVED FOR

2023-007601

Klamath County, Oregon

08/31/2023 12:03:01 PM

Fee: \$87.00

After recording return to:

James W. Knolle Jr. and Carolyn Faye Knolle

12957 Keno Worden Rd

Klamath Falls, OR 97603

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

James W. Knolle Jr. and Carolyn Faye Knolle

12957 Keno Worden Rd

Klamath Falls, OR 97603

File No. 599658AM

STATUTORY WARRANTY DEED

**Jimmy Fallon and Juanita Fallon,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

James W. Knolle Jr. and Carolyn Faye Knolle, 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:

All of Government Lot 6 except portion conveyed to William L. Cochran and Fred L. Cochran by deed recorded August 15, 1935 in Volume 100, page 629, Deed Records of Klamath County, Oregon, in Section 7, all in Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$166,300.00.

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:

2023-2024 Real Property Taxes, a lien not yet due and payable

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 30 day of August, 2023

Jimmy Fallon
Jimmy Fallon

Juanita Fallon
Juanita Fallon

State of Oregon } ss
County of Klamath }

On this 30 day of August, 2023, before me, Lisa Legget Weatherby, a Notary Public in and for said state, personally appeared Jimmy Fallon and Juanita Fallon, 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.

Lisa Legget Weatherby
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10/1/2023

