

2023-008082

Klamath County, Oregon

09/15/2023 11:20:01 AM

Fee: \$87.00



After recording return to:
Charles G. Allison, Jr. and Ruth Ann
Allison
29630 Pebble Beach Dr
Murrieta, CA 92563

Until a change is requested all tax
statements shall be sent to the
following address:
Charles G. Allison, Jr. and Ruth Ann
Allison
29630 Pebble Beach Dr
Murrieta, CA 92563

File No.: 7161-4101079 (SA)

Date: September 07, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Corazon B. Aldana, Grantor, conveys and warrants to **Charles G. Allison, Jr. and Ruth Ann Allison, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 5 IN BLOCK 47 OF KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT NO. 2, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2023-2024** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$14,000.00**. (Here comply with requirements of ORS 93.030)

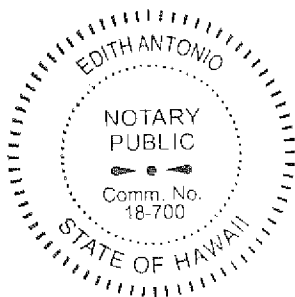
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 13th day of September, 2023.

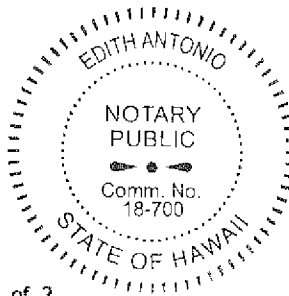
Corazon B. Aldana
Corazon B. Aldana

STATE OF ~~Oregon~~ Hawaii)
County of ~~Klamath~~ Hawaii) ss.

This instrument was acknowledged before me on this 13th day of September, 2023 by **Corazon B. Aldana**.



[Signature]
Notary Public for ~~Oregon~~ Hawaii
My commission expires: 12/16/2026



Doc Date: 9/13/2023 # Pages: 2
Notary Name: Edith Antonio Third Circuit
Doc. Description: Statutory (Stamp or Seal)
Warranty Deed
[Signature] 9/13/2023
Notary Signature Date