



2023-008970
Klamath County, Oregon
10/18/2023 08:35:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Bailey Lynn Gagneur

1125 Grant St.

Klamath Falls, OR 97601

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

Bailey Lynn Gagneur

1125 Grant St.

Klamath Falls, OR 97601

File No. 608617AM

STATUTORY WARRANTY DEED

Geri E. Jones,

Grantor(s), hereby convey and warrant to

Bailey Lynn Gagneur,

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:

Lot "C", Block 68, Nichols Addition to the City of Klamath Falls, Supplemental Plat of Lots 6, 7 and 8, Block 67, Lots 1, 2 and 3, Block 68 and Lots 1, 2 and 5, Block 69, Nichols Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$175,000.00.

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 6 day of OCT., 2023.

Geri E. Jones by Jaylene Catrell Rodriguez as her Attorney in fact
Geri E. Jones by Jaylene Catrell Rodriguez as her Attorney in Fact

State of WA } ss.
County of Clark }

On this 6th day of October, 2023, before me, DOUG HOYER a Notary Public in and for said state, personally appeared Jaylene Catrell Rodriguez known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Geri E. Jones, and acknowledged to me that he/she/they subscribed the name of Geri E. Jones as principal and his/her own name as Attorney-in-fact.
IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Notary Public for the State of WA
Residing at: Vancouver, WA
Commission Expires: 07/15/26

