

RECORDING REQUESTED BY
OLD REPUBLIC TITLE COMPANY OF OREGON

Escrow No.:5511011839
APN:482070

WHEN RECORDED MAIL TO
Travis Baker and David McCollum
1105 Pacific Terrace
Klamath Falls, OR 97601

MAIL TAX STATEMENT TO
Travis Baker and David McCollum
1105 Pacific Terrace
Klamath Falls, OR 97601

SPACE ABOVE RESERVED FOR RECORDER'S USE

WARRANTY DEED

Brigitta Christine Maria Gallegos, Grantor, conveys and warrants to Travis Baker and David McCollum, as tenants in common, Grantee, the following described real property in the County of Klamath, State of Oregon, described as follows:

Lot 39, in the RESUBDIVISION OF BLOCK 125, MILLS ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

The described real property is free of all liens and encumbrances except (if none, so state):

City liens, if any, of the City of Klamath Falls. (none as of recording)

The true and actual consideration paid for this transfer, stated in terms of dollars is \$90,000.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS 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.

(5511011839 - ORTC)

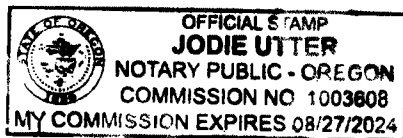
611874AM - Amerititle

Dated this 30 day of October, 2023.

Brigitta Christina Maria Gallegos
Brigitta Christina Maria Gallegos
Christine BCMG

STATE OF OREGON
County of Crook

This instrument was acknowledged before me on this 30 day of October, 2023 by Brigitta Christina Maria Gallegos. ^{Christine}



[Signature]
Notary Public for Oregon
My Commission Expires: 08-27-2024

Unofficial Copy