

2023-009651

Klamath County, Oregon



00321862202300096510050058

11/08/2023 09:23:12 AM

Fee: \$102.00

RECORDING COVER SHEET

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting the first-page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

AFTER RECORDING RETURN TO:

James Michael Price
149639 Paul Drive
La Pine, Oregon 97739

MAIL TAX STATEMENTS TO:

James Michael Price
149639 Paul Drive
La Pine, Oregon 97739

Space Above for Recorder's Use

TITLE(S) OF THE TRANSACTION(S) ORS 205.234(A)

Warranty Deed

DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

James Michael Price, a divorced and currently unmarried man, with an address of 149639 Paul Drive, La Pine, Oregon 97739

INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

James Michael Price, a divorced and currently unmarried man, with an address of 149639 Paul Drive, La Pine, Oregon 97739 and Sheri Dani Capitani, a divorced and currently unmarried woman, with an address of 149639 Paul Drive, La Pine, Oregon 97739, each with equal interests as tenants in common

TRUE AND ACTUAL CONSIDERATION ORS 205.125(1)(a) and 205.160

The true and actual consideration for this conveyance is: \$275,000.00

INSTRUMENT PREPARED BY:

James Michael Price
149639 Paul Drive
La Pine, Oregon 97739

RETURN INSTRUMENT TO:

James Michael Price
149639 Paul Drive
La Pine, Oregon 97739

MAIL TAX STATEMENTS TO:

James Michael Price
149639 Paul Drive
La Pine, Oregon 97739

Space Above for Recorder's Use

WARRANTY DEED

(O.R.S. § 93.850)

James Michael Price, a divorced and currently unmarried man, with an address of 149639 Paul Drive, La Pine, Oregon 97739, Grantor, hereby conveys and warrants to James Michael Price, a divorced and currently unmarried man, with an address of 149639 Paul Drive, La Pine, Oregon 97739 and Sheri Dani Capitani, a divorced and currently unmarried woman, with an address of 149639 Paul Drive, La Pine, Oregon 97739, Grantees, each with equal interests as tenants in common, an undivided 50 percent interest in the following described real property located in Klamath County, Oregon (the "Property"), free of encumbrances except as specifically set forth herein:

Real Property in the County of Klamath, State of Oregon, described as follows:

Lot 1 of Block 3, Dorreen Meadows, according to the official plat thereof on file in the office of the county clerk of Klamath County, Oregon.

Property Address: 149639 Paul Drive La Pine, OR 97739

The true and actual consideration for this conveyance is: \$275,000.00.

This conveyance is subject to any and all validly existing easements, rights-of-way, and prescriptive rights, whether or not of record; all other presently recorded and validly existing restrictive covenants and reservations of oil, gas, and other minerals that affect the Property; all other presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; taxes and assessments for the current year and all subsequent years; and zoning and other governmental regulations.

Statement Required by O.R.S. § 93.040(1): 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.

Signed by the Grantor, James Michael Price, on 11/3, 2023.

James M Price
James Michael Price

STATE OF OREGON
CITY/COUNTY OF _____

On the _____ day of _____, 20____, personally appeared before me James Michael Price, who declared the foregoing instrument to be his voluntary act and deed.

NOTARY PUBLIC

INDIVIDUAL ACKNOWLEDGMENT

State/Commonwealth of Oregon }
County of Deschutes } ss.

On this the 3rd day of November, 2023, before me,
Day Month Year

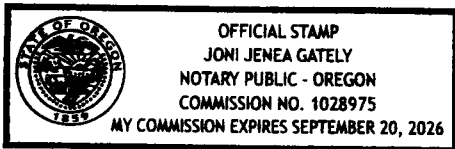
Joni Gately, the undersigned Notary Public,
Name of Notary Public

personally appeared James Michael Price,
Name(s) of Signer(s)

☐ personally known to me – OR –

☒ proved to me on the basis of satisfactory evidence

to be the person(s) whose name(s) is/are subscribed
to the within instrument, and acknowledged to me
that he/she/they executed the same for the purposes
therein stated.



WITNESS my hand and official seal.

Joni Gately
Signature of Notary Public
Exp 9/20/2026

Place Notary Seal/Stamp Above

Any Other Required Information
(Printed Name of Notary, Expiration Date, etc.)

OPTIONAL

This section is required for notarizations performed in Arizona but is optional in other states.
Completing this information can deter alteration of the document or fraudulent reattachment
of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Warranty Deed
Document Date: _____ Number of Pages: _____
Signer(s) Other Than Named Above: _____