

File No.: 23-181390

2023-010533
Klamath County, Oregon
 12/08/2023 01:21:01 PM
 Fee: \$92.00

Grantor
Carlos Vasquez
Grantee
Charles Rancour
After recording return to
Charles Rancour 3635 Alva Avenue Klamath Falls, OR 97603
Until requested, all tax statements shall be sent to
Charles Rancour 3635 Alva Avenue Klamath Falls, OR 97603 Tax Acct No(s): R-3909-003AB-03400-000, 524132

Reserved for Recorder's Use

STATUTORY WARRANTY DEED

Carlos Vasquez, Grantor(s) convey and warrant to **Charles Rancour**, Grantee(s), the real property described in the attached Exhibit A, free of encumbrances EXCEPT covenants, conditions, restrictions, easements, and encumbrances of record as of the date hereof.

The true consideration for this conveyance is **\$200,000.00**. (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.

Executed this 6 day of December, 2023

Carlos Vasquez
Carlos Vasquez

STATE OF OREGON

COUNTY OF Multnomah

This instrument was acknowledged before me this 6th day of December, 2023 by Carlos Vasquez.

[Signature]
Notary Public for Oregon
My Commission Expires: 7-13-27

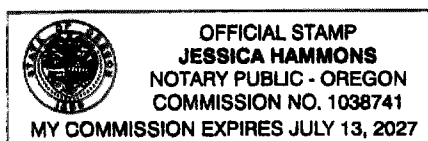


EXHIBIT "A"
LEGAL DESCRIPTION

The East one-half of Lot 4, MILLER PARK, a Resubdivision of Lots 36, 37, 38, 39, 40, 41 and vacated alley Block F, HOMECREST, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.