

2024-001137

Klamath County, Oregon

02/13/2024 10:41:01 AM

Fee: \$87.00

After recording return to:  
Clayton T. Holloway  
1136 S. 39th Street  
Springfield, OR 97478

File No.: 24-0005

Until a change is requested, all tax statements  
shall be sent to the following address:  
Clayton T. Holloway  
1136 S. 39th Street  
Springfield, OR 97478

## STATUTORY WARRANTY DEED

Helen Pedro, Grantor, conveys and warrants to Clayton T. Holloway, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 30, Block 19, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66 UNIT, PLAT 1, KLAMATH COUNTY, OREGON

Tax Account No(s). 396752 and 3711-034B0-00100

This property is free of encumbrances, EXCEPT: NONE

The true consideration for this conveyance is Six Thousand Five Hundred and NO/100 (\$6,500.00).

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, OF CHAPTER 424, OREGON LAWS 2007, AND 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 THE 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, OF CHAPTER 424, UNDER OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: February 2, 2024

Amort title 621149AM

OREGON ESCROW SERVICES  
PO BOX 54  
SPRINGFIELD, OR 97477

Helen Pedro

Helen Pedro

State of Arizona

County of Pinal

Signed and sworn to before me the 6 of February, 2024 by Helen Pedro.

TM  
Notary Public

Affix stamp/seal:

