

2024-002180

Klamath County, Oregon

03/22/2024 01:29:01 PM

Fee: \$92.00



After recording return to:
Koda Shane Biggs and Naydely
Andrea Martinez Felan
5244 Amberview Lane
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Koda Shane Biggs and Naydely
Andrea Martinez Felan
5244 Amberview Lane
Klamath Falls, OR 97603

File No.: 7161-4139120 (RT)

Date: February 20, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

D.R. Horton, Inc. -Portland, a Delaware corporation, Grantor, conveys and warrants to **Naydely Andrea Martinez Felan and Koda Shane Biggs, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 36 IN TRACT 1473 - PHEASANT RUN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON. EXCEPTING THEREFROM: ANY AND ALL OIL RIGHTS, MINERAL RIGHTS, NATURAL GAS RIGHTS, HYDROCARBONS RIGHTS, GEOTHERMAL HEAT RIGHTS AND WATER RIGHTS.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$363,995.00**. (Here comply with requirements of ORS 93.030)

APN: **893344**

Statutory Warranty Deed
- continued

File No.: **7161-4139120 (RT)**

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 23rd day of February, 2024.

D.R. Horton Inc. - Portland

By: 

Name: Elizabeth C. Nelson

Title: Division CFO

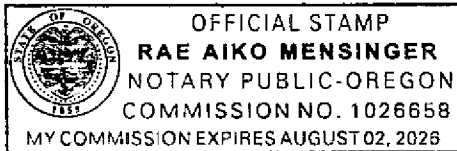
APN: **893344**


Statutory Warranty Deed
- continued

File No.: **7161-4139120 (RT)**

STATE OF Oregon)
County of Clackamas)ss.
)

This instrument was acknowledged before me on this 25th day of February, 2024
by Elizabeth C. Nelson as Division CFO of D.R. Horton Inc. - Portland, on behalf of the
Corporation.





Notary Public for Oregon
My commission expires: August 2, 2026