

2024-002387

Klamath County, Oregon

03/29/2024 01:14:01 PM

Fee: \$92.00



After recording return to:
Amy Jo Kilen
5103 Villa Drive
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:

Amy Jo Kilen
5103 Villa Drive
Klamath Falls, OR 97603

File No.: 7161-4136101 (SA)

Date: February 09, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Corey M. Rudder and Melissa Marie Rudder who acquired title as Melissa Marie White, as tenants by the entirety, Grantor, conveys and warrants to **Amy Jo Kilen**, 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 19 in Block 12 of Tract No. 1220 - FOURTH ADDITION TO THE MEADOWS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

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 **\$410,000.00**. (Here comply with requirements of ORS 93.030)

APN: **878757**

Statutory Warranty Deed
- continued

File No.: **7161-4136101 (SA)**

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 28th day of March, 2024.

Corey M Rudder

Corey M. Rudder

Melissa Marie Rudder aka Melissa Marie White

Melissa Marie Rudder AKA Melissa Marie White

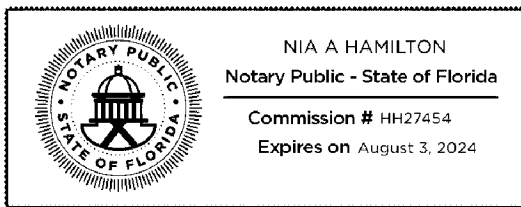
APN: **878757**

Statutory Warranty Deed
- continued

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STATE OF Florida)
County of Osceola)ss.

This instrument was acknowledged before me on this 28th day of March, 2024
by **Corey M. Rudder and Melissa Marie Rudder**, aka Melissa Marie White
who produced Passport card/driver license as identification.



Nia A Hamilton
Nia A Hamilton
Notary Public for Florida
My commission expires: 08/03/2024
HH27454

Notarized remotely online using communication technology via Proof.