

624 061AM
4703240 88803
RECORDING REQUESTED BY:



147 First St., Ste 102
Ashland, OR 97520

GRANTOR'S NAME:

Chanel Marie Pollak and Jean Edwards

GRANTEE'S NAME:

Shantelle Rae Taylor and John Dudley Taylor

AFTER RECORDING RETURN TO:

Order No.: 470324088803-MB

Shantelle Rae Taylor, A Married Woman and John
Dudley Taylor, A Married Man, as tenants by the
entirety

26654 Rocky Point Road
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Shantelle Rae Taylor and John Dudley Taylor
26654 Rocky Point Road
Klamath Falls, OR 97601

APN/Parcel ID(s): 310498

Tax/Map ID(s): 3606-003BD-10900

26654 Rocky Point Road, Klamath Falls, OR
97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Chanel Marie Pollak, FKA as Chanel Marie Doyle and Jean Edwards, Grantor, conveys and warrants to **Shantelle Rae Taylor, A Married Woman and John Dudley Taylor, A Married Man, as tenants by the entirety**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Parcel 1

Lot 205 of THIRD ADDITION TO SPORTSMAN PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. EXCEPTING THEREFROM that portion deeded to Klamath County in deed recorded July 27, 1961 in Book 331 at page 258, Deed Records of Klamath County, Oregon.

Parcel 2

Lot 206, THIRD ADDITION TO SPORTSMAN PARK, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$350,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

2024-002391

Klamath County, Oregon

03/29/2024 01:49:01 PM

Fee: \$87.00


STATUTORY WARRANTY DEED
(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

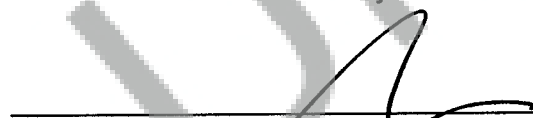
Dated: 3/18/24


Chanel Marie Pollak FKA Chanel Marie Doyle


Jean Edwards

State of Oregon
County of Jackson

This instrument was acknowledged before me on 3/18/24 by Chanel Pollak,
FKA as Chanel Marie Doyle and Jean Edwards.


Melissa Anne Barney, Notary Public - State of Oregon

My Commission Expires: November 30, 2024

