

470324089336

RECORDING REQUESTED BY:



1501 E. McAndrews Road, Ste 100
Medford, OR 97504

GRANTOR'S NAME:

Raven Fallin and Ruth Fallin

GRANTEE'S NAME:

Dave Pierce and Virginia Pierce

AFTER RECORDING RETURN TO:

Order No.: 470324089336-EV

Dave Pierce and Virginia Pierce, as tenants by the
entirety

2325 Kern St
Muscoy, CA 92407

SEND TAX STATEMENTS TO:

Dave Pierce and Virginia Pierce
2325 Kern St
Muscoy, CA 92407

APN/Parcel ID(s): 269060

24819 Moccasin Lane, Chiloquin, OR 97624

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Raven Fallin and Ruth Fallin, Grantor, conveys and warrants to Dave Pierce and Virginia Pierce, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIXTY-FIVE THOUSAND AND NO/100 DOLLARS (\$65,000.00). (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

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.

2024-002806

Klamath County, Oregon

04/15/2024 11:17:01 AM

Fee: \$97.00

STATUTORY WARRANTY DEED
(continued)

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

Dated: April 12, 2024

Raven Fallin
Raven Fallin

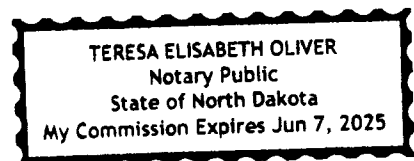
Ruth Fallin
Ruth Fallin

State of NORTH DAKOTA
County of MOUNTAIN

This instrument was acknowledged before me on 04/12/2024 by Raven Fallin and Ruth Fallin.

Teresa Elisabeth Oliver
Notary Public - State of ~~Oregon~~ NORTH DAKOTA

My Commission Expires: 06/07/2025



File No.: 629830AM
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EXHIBIT "A"
LEGAL DESCRIPTION

Lot 10, Block 48, Klamath Forest Estates, First Addition, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

EXHIBIT "B"
Exceptions

Subject to:

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