

2024-003955

Klamath County, Oregon



05/20/2024 01:08:47 PM

Fee: \$92.00

**WARRANTY DEED
(Joint Tenants)**

RECORDING REQUESTED BY:

Maryanne Esabella Miceli
5253 Mesa Del Oso Rd. NE
Albuquerque, New Mexico 87111

WHEN RECORDED, MAIL TO:

Stephen Strickland
9060 Prairie Dog Drive
Bonanza, Oregon 97623

AND MAIL TAX STATEMENTS TO:

Stephen Strickland
9060 Prairie Dog Drive
Bonanza, Oregon 97623

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE AND NO/100 DOLLAR (\$1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, MARYANNE ESABELLA MICELI, a married woman dealing in her sole and separate property, hereby referred to as "Grantor," does hereby grant, bargain, sell, convey and warrant unto MARYANNE ESABELLA MICELI, a married woman dealing in her sole and separate property, and STEPHEN STRICKLAND, an unmarried man, the following lands and property, together with all improvements located thereon, lying in the County of Klamath, State of Oregon, to-wit:

Parcel number: 3811-004B0-01900

Lot 4 in Block 32 of KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, UNIT, PLAT NO. 2, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM, THOSE PORTIONS CONVEYED TO THE STATE OF OREGON BY AND THROUGH ITS DEPARTMENT OF TRANSPORTATION, BY WARRANTY DEEDS RECORDED JUNE 4, 2013, AS INSTRUMENT NOS. 2013-006295 AND 2013-006296.

The true and actual consideration paid for this transfer, stated in terms of dollars, is ONE AND NO/100 DOLLAR (\$1.00).

Prior instrument reference: Book _____, Page _____, Document No. _____, of the Public Records of the County Clerk of Klamath County, Oregon.

Returned at: Counter

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

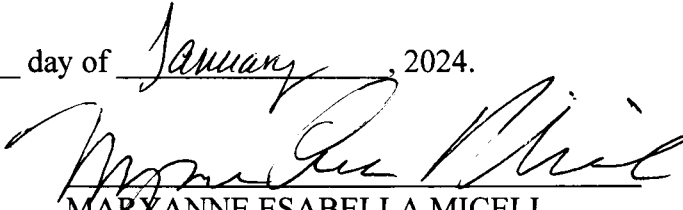
TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

GRANTOR does hereby covenant with Grantees that Grantor has in now way encumbered or burdened the property while in her custody and control.

TO HAVE AND TO HOLD to the said Grantees as Joint Tenants, with right of survivorship, their heirs, personal representatives, executors and assigns forever: it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the Grantees herein) in the event on Grantee herein survives the other, the entire interest in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common.


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. 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 ERIFY 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.

WITNESS Grantor's hand this 1 day of January, 2024.

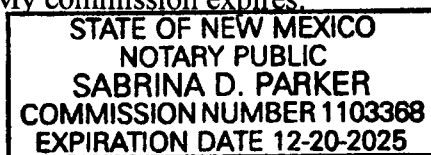

MARYANNE ESABELLA MICELI

STATE OF NEW MEXICO)
 :SS.
COUNTY OF BERNALILLO)

This record was acknowledged before me on January 1, 2024, by MARYANNE ESABELLA MICELI, known to me (or proven on the basis of satisfactory evidence) to be the Grantor, who has acknowledged the said instrument to be the Grantor's voluntary and lawful act and deed.


Notary Public

My commission expires:



GRANTOR (name, address and telephone)

Maryanne Esabella Miceli
5253 Mesa Del Oso Rd. NE
Albuquerque, New Mexico 87111
(505) 459-5054

FIRST GRANTEE
(name, address and telephone)

Maryanne Esabella Miceli
5253 Mesa Del Oso Rd. NE
Albuquerque, New Mexico 87111
(505) 459-5054

SECOND GRANTEE
(name, address and telephone)

Stephen Strickland
9060 Prairie Dog Drive
Bonanza, Oregon 97623
(904) 798-0972