



2024-004149

Klamath County, Oregon

05/24/2024 11:24:02 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Josh Hunt and Alyssa Pickett

31862 Sailfish Lane31862 Sailfish Lane

Bonanza, OR 97623Bonanza, OR 97623

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

Josh Hunt and Alyssa Pickett

31862 Sailfish Lane31862 Sailfish Lane

Bonanza, OR 97623Bonanza, OR 97623

File No. 631918AM

STATUTORY WARRANTY DEED

Jerome Noah Austin,

Grantor(s), hereby convey and warrant to

Josh Hunt and Alyssa Pickett, with rights of survivorship

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 3, Block 19, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, PLAT NO. 1, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3711-022C0-04100

The true and actual consideration for this conveyance is \$50,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

AFTER RECORDING RETURN TO: AMERITITLE

1495 NW GARDEN VALLEY BLVD.

ROSEBURG, OR 97471

631918AM

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 20 day of May, 2024.

Jerome Noah Austin

Jerome Noah Austin

State of Oregon } ss
County of Coos }

On this 20th day of May, 2024, before me, Lisa Summa a Notary Public in and for said state, personally appeared Jerome Noah Austin, known or identified to me to be the person whose name is subscribed to the within Instrument and acknowledged to me that he executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Lisa Summa

Notary Public for the State of Oregon
Residing at: Coos County, Oregon
Commission Expires: 1-11-2026

