



After recording return to:
Brian Navarro and Crystal Young
16222 S Hilltop Rd
Oregon City, OR 97045

Until a change is requested all tax
statements shall be sent to the
following address:
Brian Navarro and Crystal Young
16222 S Hilltop Rd
Oregon City, OR 97045

File No.: 7072-4165668 (jd)
Date: May 14, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

James H. Walton and Zandra Lynn Walton, as tenants by the entirety, Grantor,
conveys and warrants to **Brian Navarro and Crystal Young, not as tenants in common
but with the rights of survivorship**, 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 6, Block 1, Tall Pine Estates, 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 **\$100,000.00**. (Here comply with requirements
of ORS 93.030)

APN: **R807924**

Statutory Warranty Deed
- continued

File No.: **7072-4165668 (jd)**

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

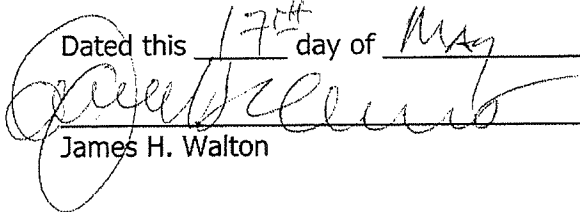
17th

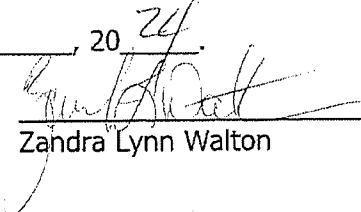
day of

May

, 20

24


James H. Walton


Zandra Lynn Walton

STATE OF Oregon)

)ss.

County of Clackamas)

This instrument was acknowledged before me on this 17 day of May, 2024
by **James H. Walton and Zandra Lynn Walton.**



OFFICIAL STAMP
JULIE LYNN DUGAN
NOTARY PUBLIC - OREGON
COMMISSION NO. 1011499
MY COMMISSION EXPIRES APRIL 18, 2025


Notary Public for Oregon

My commission expires: 4/18/2025