## After Recording Return to: First American Title

2024-004372

Klamath County, Oregon 05/31/2024 02:03:02 PM

Fee: \$87.00



After recording return to: Christopher J Penhall and Ashley Penhall 10859 Vincent Drive Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address: Christopher J Penhall and Ashley Penhall 10859 Vincent Drive Klamath Falls, OR 97603

File No.: 7061-4161608 (SJN)

Date: May 01, 2024

THIS	SPACE	RESERVED	FOR	RECORDER'S	USE

## STATUTORY WARRANTY DEED

**Arlene Michaels**, Grantor, conveys and warrants to **Christopher J Penhall and Ashley Penhall as tenants by the entirety**, 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:

Unit 10859, (Vincent Drive), Tract 1336 - FALCON HEIGHTS CONDOMINIUMS - STAGE 1 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 **\$214,500.00**. (Here comply with requirements of ORS 93.030)

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.

Dated this <u>28</u> day of _	meg	, 20 <u>\$4</u>	٠.
Culm Muhael Arlene Michaels			
Arlene Michaels		-	

STATE OF Oregon )ss. County of Klamath

APN: **883677** 

This instrument was acknowledged before me on this 28 day of by Arlene Michaels.

OFFICIAL STAMP SHEILA ANN BERGLOFF NOTARY PUBLIC - OREGON COMMISSION NO. 1020310 MY COMMISSION EXPIRES DECEMBER 26, 2023

Notary Public for Oregon

My commission expires: De cember 26, 2025

File No.: **7061-4161608 (SJN)**