



After recording return to:
Franklin Saylor
PO BOX 322
Bella Vista, CA 96008

Until a change is requested all tax
statements shall be sent to the
following address:
Franklin Saylor
PO BOX 322
Bella Vista, CA 96008

File No.: 7161-4160763 (SA)
Date: April 30, 2024

2024-004491

Klamath County, Oregon

06/05/2024 10:21:02 AM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDS USE

STATUTORY WARRANTY DEED

This Document may be executed in any number of counterparts and each of such counterparts shall be deemed to be an original, and shall together constitute one and the same instrument.

James W. Kincaid and Jedidiah W. Kincaid, not as tenants in common but with rights of survivorship, Grantor, conveys and warrants to **Franklin Saylor and Josiah Palumbo not as tenants in common, but with 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:

Lots 6, 7 and 8 of Block 27, SECOND ADDITION TO THE CITY OF KLAMATH FALLS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Subject to:

"This document is executed in counterpart, each of which shall be deemed an original, and all of which together shall constitute one and the same instrument."

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 **\$260,000.00**. (Here comply with requirements of ORS 93.030)

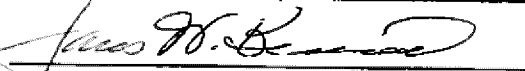
APN: 214360

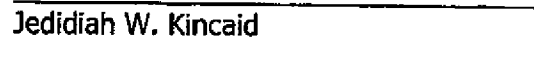
Statutory Warranty Deed
- continued

File No.: 7161-4160763 (SA)

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.

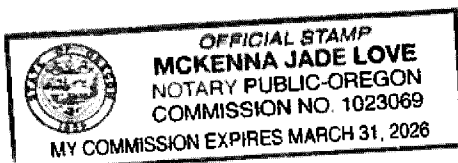
Dated this 3RD day of JUNE, 2024.


James W. Kincaid


Jedidiah W. Kincaid

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 3 day of June, 2024
by **James W. Kincaid and Jedidiah W. Kincaid** m




Notary Public for Oregon
My commission expires: 3/31/2026

APN: 214360

Statutory Warranty Deed
- continued

File No.: 7161-4160763 (SA)

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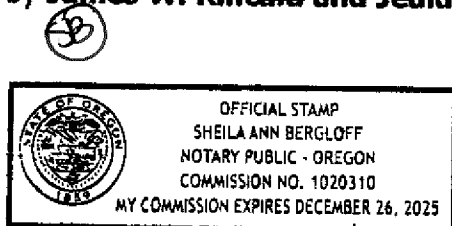
Dated this 3rd day of June, 2024.

James W. Kincaid

Jedidiah W. Kincaid 6/3/24
Jedidiah W. Kincaid

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 3rd day of June, 2024
by ~~James W. Kincaid~~ and Jedidiah W. Kincaid.



Sheila Ann Bergloff
Notary Public for Oregon
My commission expires: December 26, 2025