

Return To:



2024-005549
Klamath County, Oregon
07/01/2024 01:57:02 PM
Fee: \$87.00

After Recording Return to:

Neal Roth, LLC

PO Box 219

Cougar WA 98616

Until a change is requested all tax statements

Shall be sent to the following address:

(same as above)

File No. DE22120 / 639793AM

STATUTORY WARRANTY DEED

Janice Loiodici,

herein called grantor, convey(s) and warrant(s) to

Neal Roth, LLC, a Washington Limited Liability Company,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon,
described as:

**Parcel 2 of Land Partition 80-07 Replat of Lot 6, Block 5 of Tract 1001, 2nd Addition
to Antelope Meadows in the SW1/4 Section 16, Township 23 South, Range 10 East of
the Willamette Meridian, Klamath County, Oregon. Recorded November 12, 2008,
Instrument No. 2008-015290.**

(Account 895397, Map and Taxlot 2310-016C0-00601)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$82,500.00**.

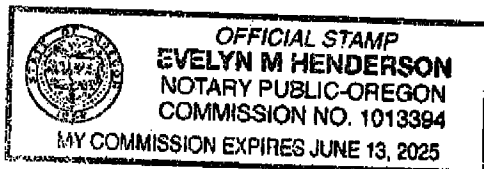
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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: __June 26__, 2024

By: Janice Loiodici
Janice Loiodici

STATE OF OREGON, County of Deschutes) ss.

On June 26, 2024, personally appeared the above named **Janice Loiodici** and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me: Evelyn M Henderson
Notary Public for Oregon

My commission expires: 6/13/2025