

2024-006055

Klamath County, Oregon

07/15/2024 12:02:02 PM

Fee: \$87.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Alexander Ignazio La China  
419 E Ash Street  
Chiloquin, OR 97624

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Alexander Ignazio La China  
419 E Ash Street  
Chiloquin, OR 97624

File No.: 7161-4177498 (SA)

Date: July 01, 2024

### STATUTORY WARRANTY DEED

**David Rice and Vicki Rice, as tenants by the entirety**, Grantor, conveys and warrants to **Alexander Ignazio La China**, 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 11 and 12 in Block 3 of CHILOQUIN DRIVE ADDITION TO CHILOQUIN, 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.
2. The **2024-2025** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$55,000.00**. (Here comply with requirements of ORS 93.030)

APN: 220308

Statutory Warranty Deed  
- continued

File No.: 7161-4177498 (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 10<sup>th</sup> day of July, 2024.

David Rice  
David Rice

Vicki Rice  
Vicki Rice

Carmela Vitale-Everett  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID# 20204006372  
MY COMMISSION EXPIRES FEBRUARY 13, 2028

STATE OF Colorado )  
Oregon )  
County of Larimer ) ss.  
Klamath )

This instrument was acknowledged before me on this 10<sup>th</sup> day of July, 2024 by **David Rice and Vicki Rice.**

Carmela Vitale-Everett

Notary Public for Colorado  
Oregon  
My commission expires: 2-13-28