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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Returned at Counter

Ginger Jacobson and Janell Mora
34015 Pine Cone Pl
Chiloquin, OR 97624

Grantor's Name and Address

Janell and Maria Mora
P.O. Box 27
Baker, CA 92309

Grantee's Name and Address

After recording, return to (Name and Address):

Janell Mora

P.O. Box 27

Baker, CA 92309

Until requested otherwise, send all tax statements to (Name and Address):

Janell Mora

P.O. Box 27

Baker, CA 92309

2024-006320

Klamath County, Oregon



00331346202400063200010010

07/19/2024 02:29:39 PM

Fee: \$82.00

SPACE RESERVED
FOR
RECORDER'S USE

WARRANTY DEED - STATUTORY FORM

Ginger Jacobson and Janell Mora, not as Tenants in Common, but with rights of survivorship,

conveys and warrants to Janell Mora and Maria Mora, not as Tenants in Common, but with rights of survivorship,

the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, Oregon:

Lot 43 in Block 24 of Oregon Shores Subdivision Unit 2, Tract 1113, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from encumbrances, except (if none, so state): 2023-2024 Real Property Taxes, a lien not yet due and payable.

The true consideration for this conveyance is \$ 0.00 (Here, comply with the requirements of ORS 93.030.)

DATED July 1st 2024; any signature on behalf of a business or other entity is made with the authority of that entity.

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.

STATE OF OREGON, County of Klamath

This instrument was acknowledged before me on July 1st 2024
by Ginger Jacobson, GINGER JACOBSON
This instrument was acknowledged before me on July 1st 2024
by Janell Mora
as
of



OFFICIAL STAMP
MARGARET ANN WILFORD
NOTARY PUBLIC - OREGON
COMMISSION NO. 1008503

MY COMMISSION EXPIRES FEBRUARY 25, 2025

Margaret Ann Wilford
Notary Public for Oregon
My commission expires 2/25/25