

**2024-006524**

Klamath County, Oregon

07/25/2024 03:14:02 PM

Fee: \$97.00

**RECORDING COVER SHEET**

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon and does NOT affect the instrument. ORS 205.234

*This space reserved for use by  
Recording Office*

**After recording return to:** ORS 205.234(1)(c)

Kyle A Heine

24788 Sertic Rd

Veneta, OR 97487

641064AM

**1. Title(s) of the transaction(s)** ORS 205.234(1)(a)  
Statutory Warranty Deed

**2. Direct party(ies) / grantor(s)** Name(s) ORS 205.234(1)(b)  
Mark A Farleigh and Natalie J Farleigh

**3. Indirect party(ies) / grantee(s)** Name(s) ORS 205.234(1)(b)  
Kyle A Heine

**4. True and actual consideration:**  
  
ORS 205.234(1)(d) Amount in dollars or other  
\$ 302,800.00  
Other: \_\_\_\_\_

**5. Send tax statements to:** ORS 205.234(1)(e)  
  
Kyle A Heine  
24788 Sertic Rd  
Veneta, OR 97487

**6. Satisfaction of lien, order, or warrant:**  
Check one (if applicable) ORS 205.234(1)(f)

☒ FULL☐ PARTIAL

**7. The amount of the monetary obligation imposed by the lien, order, or warrant:** ORS 205.234(1)(f)  
\$ \_\_\_\_\_

**8. Previously recorded document reference:** \_\_\_\_\_

**9. If this instrument is being re-recorded, complete the following statement:** ORS 205.244(2)

Re-recorded at the request of: AmeriTitle

To correct: Remove Lot 5 in the legal description

Previously recorded in Book/Reel \_\_\_\_\_ and Page \_\_\_\_\_, or as Fee /Instrument number 2024-006188

Return To:  **AmeriTitle**



2024-006188  
Klamath County, Oregon  
07/17/2024 11:14:02 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kyle A. Heine

24788 Sertic Rd

Veneta, OR 97487

Until a change is requested all tax statements shall be sent to the following address:

Kyle A. Heine

24788 Sertic Rd

Veneta, OR 97487

File No. 641064AM

### STATUTORY WARRANTY DEED

Mark A. Farleigh and Natalie J. Farleigh as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Kyle A. Heine,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

**Lots 2 and 5 in Block 15, First Addition to River Pine Estates, according to the official plat thereon file in the office of the County Clerk, Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**2309-024B0-02100**

**The true and actual consideration for this conveyance is \$302,800.00.**

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

Return To:



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kyle A. Heine  
24788 Sertic Rd  
Veneta, OR 97487

Until a change is requested all tax statements shall be sent to the following address:

Kyle A. Heine  
24788 Sertic Rd  
Veneta, OR 97487  
File No. 641064AM



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Real property taxes due, if any, but not yet payable

Return To:   
**AmeriTitle**

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 16 day of July, 2024.

[Signature]  
Mark A. Farleigh

[Signature]  
Natalie J. Farleigh

State of Oregon } ss  
County of Deschutes }

On this 16 day of July, 2024, before me,  
Rebecca Carter a Notary Public in and for said state, personally appeared Mark A. Farleigh and Natalie J. Farleigh, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of Oregon  
Residing at: Lapine  
Commission Expires: March 13 2028

