



2024-006701
Klamath County, Oregon
07/31/2024 02:17:02 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RE

After recording return to:

Bryan Caravana and Kayla Duddridge

10020 McGuire Ave

Klamath Falls, OR 97603

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

Bryan Caravana and Kayla Duddridge

10020 McGuire Ave

Klamath Falls, OR 97603

File No. 640987AM

STATUTORY WARRANTY DEED

Dana L. Smith and Edward J. Smith, as Tenants by the Entirety and Nicole Smith, with right of survivorship ,

Grantor(s), hereby convey and warrant to

Bryan Caravana and Kayla Duddridge, as Tenants by the Entirety,

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:

Unit 10020 (McGuire Avenue) SUPPLEMENTAL PLAT, TRACT 1379, FALCON HEIGHTS CONDOMINIUM - STAGE 3, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$275,000.00.

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

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 29th day of July, 2024.

Dana L. Smith

Dana L. Smith

Edward J. Smith

Edward J. Smith

State of Florida } ss
County of Lee }

On this 30th day of July, 2024, before me, Rik S McCoy a Notary Public in and for said state, personally appeared Dana L. Smith and Edward J. Smith, 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.

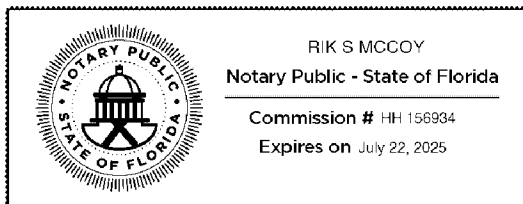
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]

Notary Public for the State of Florida

Residing at: Fort Myers, FL

Commission Expires: 07/22/2025



ID's Produced: Driver's License

Nicole Smith

Nicole Smith

State of Texas } ss
County of Collin }

On this 30th day of July, 2024, before me, Talia J Brown a Notary Public in and for said state, personally appeared Nicole Smith, 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.

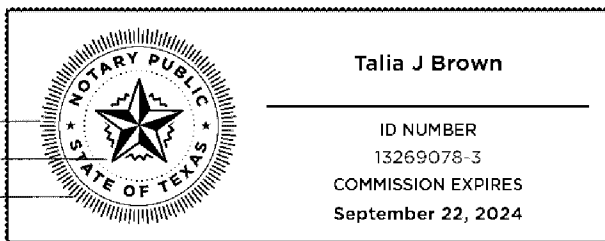
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Talia J. Brown

Notary Public for the State of Texas

Residing at: Collin County

Commission Expires: 09/22/2024



Electronically signed and notarized online using the Proof platform.