

Return To:



2024-006875
Klamath County, Oregon
08/07/2024 09:00:02 AM
Fee: \$87.00

After Recording Return to:
Angela Cox and Neil Yancey
11623 Chinquapin Drive
Crescent Lake, OR 97733

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

File No. DE22346/643855AM

STATUTORY WARRANTY DEED

Brad Labounty,

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

Angela Cox and Neil Yancey, as tenants by the entirety,

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

Lots 2 and 3 in Block 7, ORIGINAL TOWN OF CHEMULT, according to the official plat
thereof on file in the office of the County Clerk of Klamath County, Oregon.

(Account 168696, Map and Taxlot 2708-021CB-04500)

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 **\$350,000.00**.

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: 6/08/2024 8/16/24

By: [Signature]
Brad Labounty

STATE OF OREGON, County of Deschutes) ss.

On August 6th, 2024, personally appeared the above named **Brad Labounty** and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: [Signature]
Notary Public for Oregon
My commission expires: 1/31/25

