



After recording return to:
Jonathan Meade and Lisa Meade
1864 East Lowell Street
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Jonathan Meade and Lisa Meade
1864 East Lowell Street
Klamath Falls, OR 97601

File No.: 7161-4182200 (SA)
Date: July 08, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

William M. Downing and Jean Chappell McCalmont, as tenants by the entirety, Grantor, conveys and warrants to **Jonathan Meade and Lisa Meade as tenants by the entirety,** 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 7 and 8 in Block 9 of HILLSIDE ADDITION, 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 **\$432,000.00**. (Here comply with requirements of ORS 93.030)

APN: **186863**

Statutory Warranty Deed
- continued

File No.: **7161-4182200 (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 8th day of August, 2024.

William M. Downing
William M. Downing

Jean Chappell McCalmont
Jean Chappell McCalmont

STATE OF Colorado)
)ss.
County of Jefferson)

This instrument was acknowledged before me on this 8th day of August, 2024
by **William M. Downing and Jean Chappell McCalmont.**

MARK D. HOTT
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19974006067
MY COMMISSION EXPIRES APRIL 9, 2027

Mark D. Hott
Notary Public for Colorado
My commission expires: 04/09/2027

Notarized remotely using audio-video communication technology via Proof.