

2024-006971
Klamath County, Oregon
08/12/2024 10:59:02 AM
Fee: \$87.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Mario A. Pizano, Jr.
7401 Golden Trail
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Mario A. Pizano, Jr.
7401 Golden Trail
Klamath Falls, OR 97603

File No.: 7161-4180220 (RT)
Date: June 28, 2024

STATUTORY WARRANTY DEED

Janice Gail Lynd, Grantor, conveys and warrants to **Mario A. Pizano, Jr.**, 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:

**LOT 33, TRACT 1401, FIRST ADDITION TO SAGE MEADOWS PHASE 1, ACCORDING
TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF
KLAMATH COUNTY, OREGON.**

Subject to:

1. The **2024-25** Taxes, a lien not yet payable.
2. 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.

The true consideration for this conveyance is **\$319,000.00**. (Here comply with requirements
of ORS 93.030)

APN: 892862

Statutory Warranty Deed
- continued

File No.: 7161-4180220 (RT)

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.

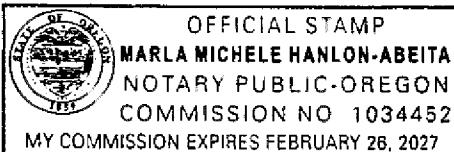
Dated this 27 day of July, 2024.

Janice Gail Lynd

Janice Gail Lynd

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 27 day of July, 2024
by Janice Gail Lynd.



Notary Public for Oregon
My commission expires:

2/26/2027