

Return To:



2024-007089
Klamath County, Oregon
08/15/2024 10:36:02 AM
Fee: \$87.00

After Recording Return to:
Andrew Capelli and Savannah Capelli
10413 Gallop Ct.
La Pine, OR 97739

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

File No. DE22339/643676AM

STATUTORY WARRANTY DEED

Michael J. Anderson,

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

Andrew Capelli and Savannah Capelli, husband and wife,

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

Lot 38 in Block 2, Tract 1098 - Split Rail Ranchos, according to the official plat thereof on
file in the office of the County Clerk of Klamath County, Oregon.

(Account 138407, Map and Taxlot 2310-035B0-06800, Account 900721)

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 **\$398,000.00**.

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: 8/12/24

By: Michael J. Anderson
Michael J. Anderson

STATE OF OREGON, County of Deschutes) ss.

On August 12th, 2024, personally appeared the above named **Michael J. Anderson** and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Nicole Marie Day
Notary Public for Oregon
My commission expires: 1/31/2025

