

After Recording Return to
First American Title



After recording return to:
Brandon Dahl and Tiffany Dahl
2964 Fairview Drive
Medford, OR 97504

Until a change is requested all tax
statements shall be sent to the
following address:
Brandon Dahl and Tiffany Dahl
2964 Fairview Drive
Medford, OR 97504

File No.: 7067-4189306 (bk)
Date: July 30, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Brian Guyette and Chrystal Clayton, (who acquired title as Chrystal Guyette) as tenants by the entirety, Grantor, conveys and warrants to **Brandon Dahl and Tiffany Dahl 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:

Lot 2, Block 5, TRACT NO. 1077, LAKEWOODS SUBDIVISION UNIT NO. 3, according to the official plat thereof on File in the office of the 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 **\$730,000.00**. (Here comply with requirements of ORS 93.030)

APN: 72183

Statutory Warranty Deed
- continued

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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.

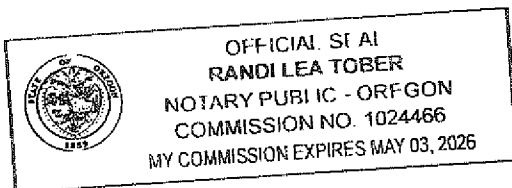
Dated this 26th day of August, 2024.

Brian Guyette
Brian Guyette

Chrystal Clayton
Chrystal Clayton

STATE OF Oregon)
County of Klamath) ss.
Jackson)

This instrument was acknowledged before me on this 26 day of August, 2024
by **Brian Guyette and Chrystal Clayton**.



Randi Tober
Randi Tober
Notary Public for Oregon
My commission expires: 5/3/26