

File No.: 24-178035

**2024-007549**

**Klamath County, Oregon**

08/29/2024 12:37:02 PM

Fee: \$97.00

<b>Grantor</b>
Bryona Marie Morales LLC
<b>Grantee</b>
Jake Hayes and Angie Renick-Hayes 4850 Sterling Creek Jacksonville, OR 97530
<b>After recording return to</b>
Jake Hayes and Angie Renick-Hayes 4850 Sterling Creek Jacksonville, OR 97530
<b>Until requested, all tax statements shall be sent to</b>
Jake Hayes and Angie Renick-Hayes 4850 Sterling Creek Jacksonville, OR 97530 Tax Acct No(s): R-3809-029CD-08900-000, 367579

Reserved for Recorder's Use

### **STATUTORY WARRANTY DEED**

Bryona Marie Morales LLC, Grantor(s) convey and warrant to Jake Hayes and Angie Renick-Hayes, Grantee(s), the real property described in the attached Exhibit A, subject only to those liens and encumbrances set forth on the attached Exhibit B.

The true consideration for this conveyance is **\$85,000.00**. (Here comply with requirements of ORS 93.030)

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.

Executed this 28 day of August, 2024

Bryona Marie Morales LLC

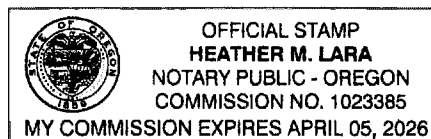
BY: [Signature] manager  
Adam Kuatt, Manager

STATE OF OREGON

COUNTY OF CLACKAMAS

This instrument was acknowledged before me this 28 day of August, 2024 by Adam Kuatt, as Manager, of Bryona Marie Morales LLC.

[Signature]  
Notary Public for Oregon  
My Commission Expires: 4-5-2026



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Lot 8, Block 4 of First Addition to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

**EXHIBIT "B"**  
**Exceptions**

The 2024-2025 Taxes: A lien not yet due or payable.