

2024-007964

Klamath County, Oregon

09/11/2024 03:06:02 PM

Fee: \$92.00



After recording return to:
Michael D. Sala and Lorena D. Sala
2206 Jackie Court
Oakdale, CA 95361

Until a change is requested all tax
statements shall be sent to the
following address:
Michael D. Sala and Lorena D. Sala
2206 Jackie Court
Oakdale, CA 95361

File No.: 7161-4187141 (SA)
Date: July 22, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

John H. Kocyla and Robyn D. Kocyla, as tenants by the entirety, Grantor, conveys and warrants to **Michael D. Sala and Lorena D. Sala, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$618,000.00**. (Here comply with requirements of ORS 93.030)

APN: **578707**

Statutory Warranty Deed
- continued

File No.: **7161-4187141 (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.

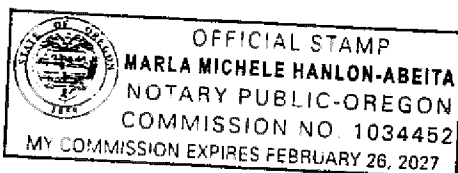
Dated this 10 day of September, 2024.

John H. Kocyla
John H. Kocyla

Robyn D. Kocyla
Robyn D. Kocyla

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 10 day of September, 2024
by **John H. Kocyla and Robyn D. Kocyla.**



Marla
Notary Public for Oregon
My commission expires: 2/26/2027

APN: **578707**

Statutory Warranty Deed
- continued

File No.: **7161-4187141 (SA)**

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel I: TL 1300

The Westerly 132.00 feet of Lot 3, ALTAMONT SMALL FARMS, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Except the Westerly 65 feet thereof described in Deed to Klamath County recorded August 7, 1992 in Volume M92, Page 17712, Microfilm Records of Klamath County, Oregon.

Parcel II: TL 1200

The Easterly 132 feet of Westerly 264 feet of Lot 3, ALTAMONT SMALL FARMS, according to the Official Plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

Parcel III: TL 1100

A tract of land situated in Lot 3 of ALTAMONT SMALL FARMS, Klamath County, Oregon, a duly recorded subdivision, said tract being more particularly described as follows:

Beginning at a point on the South line of said Lot 3, being South 88° 46' 35" East 264.00 feet from the Southwest corner of said Lot 3; thence North 00° 11' 00" East 330.06 feet to the North line of said Lot 3; thence South 88° 46' 35" East, 369.20 feet to the Northeast corner of said Lot 3; thence South 00° 11' 00" West 330.06 feet to the Southeast corner of said Lot 3; thence North 88° 46' 35" West 369.20 feet to the Point of Beginning.