## 2024-007999

Klamath County, Oregon 09/12/2024 03:00:03 PM

Fee: \$87.00



After recording return to: Jack Rundle 29328 Goldfinch Drive Bonanza, OR 97623

Until a change is requested all tax statements shall be sent to the following address: Jack Rundle 29328 Goldfinch Drive Bonanza, OR 97623

File No.: 7161-4193986 (SA) Date: August 14, 2024



## STATUTORY WARRANTY DEED

**Melinda Pomi**, Grantor, conveys and warrants to **Jack Rundle**, 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 3 in Block 10 of Tract No. 1039, Yonna Woods No. 2, according to the official plat thereof on file in the office of the County 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 **\$328,500.00**. (Here comply with requirements of ORS 93.030)

Statutory Warranty Deed

File No.: **7161-4193986 (SA)** 

- continued

APN: **R400195** 

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 6th day of September	
Melinda Romi	
Melinda Pomi	), (0)
STATE OF Washington ) County of Snohomish )	ss.
This instrument was acknowledged before me on this $\frac{6\text{th}}{}$ day of $\frac{\text{September}}{}$ , $20\frac{24}{}$ by <b>Melinda Pomi</b> .	
RENEE HENDRICKS NOTARY PUBLIC STATE OF WASHINGTON COMMISSION # 193847 COMMISSION EXPIRES 08/09/2025	Renee Hendricks  Notary Public for Washington My commission expires: 08/09/2025

Notarized remotely online using communication technology via Proof.