



2024-008061

Klamath County, Oregon

09/13/2024 03:29:02 PM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Alexander Olivares and Shawntae
Parnell
134 Ridgecrest Drive
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:

Alexander Olivares and Shawntae
Parnell
134 Ridgecrest Drive
Klamath Falls, OR 97601

File No.: 7161-4195527 (SA)

Date: August 19, 2024

STATUTORY WARRANTY DEED

Gerard J. Collins Michelle F. Collins, as tenants by the entirety, Grantor, conveys and warrants to **Alexander Olivares and Shawntae Parnell 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 **\$488,000.00**. (Here comply with requirements of ORS 93.030)

APN: 173822

Statutory Warranty Deed
- continued

File No.: 7161-4195527 (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.

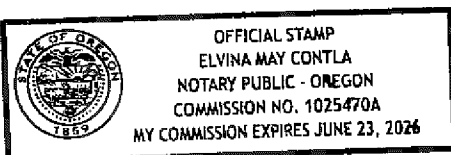
Dated this 10th day of September, 2024.

Gerard J. Collins
Gerard J. Collins

Michelle F. Collins
Michelle F. Collins

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 10 day of September, 2024 by **Gerard J. Collins and Michelle F. Collins.**



[Signature]
Notary Public for Oregon
My commission expires: 6/23/26

APN: **173822**

Statutory Warranty Deed
- continued

File No.: **7161-4195527 (SA)**

EXHIBIT A

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

Lots 18 and 19 in Block 5 of TRACT 1145, NOB HILL REPLAT, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM a tract of land situated in Lot 18, Block 5 of TRACT 1145-NOB HILL REPLAT, a duly recorded subdivision, Klamath Falls, Oregon, more particularly described as follows:

Beginning at the Easterly corner common to Lot 17 and said Lot 18, said corner being on the Northwesternly right of way line of Ridge Crest Drive; thence along said Northwesternly right of way line, South 47° 51' 00" West 10.00 feet and along the arc of a curve to the left (central angle equals 02° 30' 03" and radius equals 630.00 feet) 27.50 feet; thence North 50° 12' 52" West 106.34 feet to a point on the Northwesternly line of said Lot 18; thence North 42° 46' 01" East 33.48 feet to the Northerly corner common to said Lots 17 and 18; thence South 52° 11' 13" East 109.33 feet to the point of beginning.

NOTE: This Legal Description was created prior to January 01, 2008.