

470324090757-AC

RECORDING REQUESTED BY:



1501 E. McAndrews Road, Ste 100
Medford, OR 97504

2024-008153

Klamath County, Oregon

09/17/2024 03:22:02 PM

Fee: \$87.00

TICOR TITLE

GRANTOR'S NAME:

Jon A. Stoliar

GRANTEE'S NAME:

Johnny Dimatteo

AFTER RECORDING RETURN TO:

Order No.: 470324090757-AC

Johnny Dimatteo

205 Poshard St

Pleasant Hill, CA 94523

SEND TAX STATEMENTS TO:

Johnny Dimatteo

205 Poshard St

Pleasant Hill, CA 94523

APN/Parcel ID(s): 537976

Tax/Map ID(s): R-3909-007Cb-03000-000
3909-007Cb

4648 Cleveland Ave, Klamath Falls, OR

97601-5422

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jon A. Stoliar, Grantor, conveys and warrants to **Johnny Dimatteo**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 21 and the Easterly 40 feet of Lot 22 in Block 8, STEWART ADDITION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS SIXTY-FIVE THOUSAND AND NO/100 DOLLARS **(\$65,000.00)**. (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

STATUTORY WARRANTY DEED
(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 09/12/2024
Jon A. Stoliar
Jon A. Stoliar

State of Or
County of Jackson

This instrument was acknowledged before me on 9-12-24 by Jon A. Stoliar.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 12/21/24

