

2024-008724

Klamath County, Oregon



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10/07/2024 02:16:59 PM

Fee: \$82.00

After recording, return to:

Ryan M. Gifford, PC

P.O. Box 247

Cottage Grove, OR 97424

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

TIMOTHY BELLAMY and

MIKAYLEE BELLAMY, trustees

1700 E. Grover Ave.

Cottage Grove, OR 97424

WARRANTY DEED

TIMOTHY BELLAMY and MIKAYLEE BELLAMY, 1700 E. Grover Ave., Cottage Grove, OR 97424, Grantors, convey and warrant to TIMOTHY BELLAMY and MIKAYLEE BELLAMY, trustees or their successors in trust under the TIMOTHY BELLAMY & MIKAYLEE BELLAMY LIVING TRUST, dated September 25, 2024, 1700 E. Grover Ave., Cottage Grove, OR 97424, Grantees, all of his interest in the following described real property free of encumbrances except as specifically set forth herein situated in Klamath County, Oregon, to-wit:

Lot 10, Block 10 Tract No. 1042, Two Rivers North, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon. (APN R162512)

Subject to: Streets, easements, covenants and restrictions of record, and rights of the public therein.

The true consideration for this conveyance is: \$-0-. (Here comply with the requirements of ORS 93.030) Other valuable consideration.

"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."

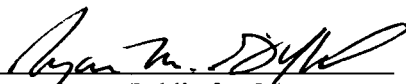
Date this September 25, 2024.


TIMOTHY BELLAMY


MIKAYLEE BELLAMY

STATE OF OREGON, County of Lane) ss.

Personally appeared the above named TIMOTHY BELLAMY and MIKAYLEE BELLAMY cknowledged the foregoing instrument to be their voluntary act and deed this September 25, 2024.

Before me: 
Notary Public for Oregon

