

2024-008772

Klamath County, Oregon 10/08/2024 01:23:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDERS USE

After recording return to:
Michelle Wallace
5630 Sun Valley Blvd Space 26
Sun Valley, NV 89433
Until a change is requested all tax statements shall be
sent to the following address:
Michelle Wallace
5630 Sun Valley Blvd Space 26
Sun Valley, NV 89433
File No. 648735AM

STATUTORY WARRANTY DEED

Celina Wiltse,

Grantor(s), hereby convey and warrant to

Michelle Wallace,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

The Easterly 65 feet of Lots 38, 39, 40 and 41, Block 12, ST. FRANCIS PARK, 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 \$249,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

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 2nd	day of Oct.	, 2024.
Cel	· auxo	
Celina Wiltse		X / I / I

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California			
County of SHASTA			
On ACTORER DZ. 2024 he	efore me DERRA L. D	ANIELSON, NOTHRY PL	iblic.
On OCTOBER 02, 2024 be		(Insert name and title of the o	officer)
personally appeared CFUNA	WILTSE		, who
proved to me on the basis of satisfac	ctory evidence to be the	person(s) whose name(s) is	(are) subscribed to
the within instrument and acknowle authorized capacity(ies), and that by	edged to me that he/shey his/her/their signatur	e/they executed the same ir re(s) on the instrument the p	n his/her/their
entity upon behalf of which the pers	sonisi acted, executed tr	ie instrument.	

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature ((Seal)

