

2024-009601

Klamath County, Oregon

11/01/2024 03:49:01 PM

Fee: \$87.00

After recording return to:
LARRY DEGROOT
425 ENA RD #504A
Honolulu, HI 96815

File No.: 24-0051

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

LARRY DEGROOT
425 ENA RD #504A
Honolulu, HI 96815

STATUTORY WARRANTY DEED

SANJAY K. BATTAN and SHILENA D. BATTAN, Grantor, conveys and warrants to LARRY DEGROOT, Grantee, the following described real property free of encumbrances except as specifically set forth herein:

Lot 11, Block 3, Fox Hollow, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Tax Account No(s). 316358 and 3606-014CC-01700

This property is free of encumbrances, EXCEPT: NONE

The true consideration for this conveyance is Fifteen Thousand and NO/100 (\$15,000.00).

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, OF CHAPTER 424, OREGON LAWS 2007, AND 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 THE 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, OF CHAPTER 424, UNDER OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: OCTOBER 30, 2024

#24-0051
OREGON ESCROW SERVICES
PO BOX 54
SPRINGFIELD, OR 97477

AmeriTitle
656697

Sanjay K. Battan
SANJAY K. BATTAN

Shilena D. Battan
SHILENA D. BATTAN

State of Oregon

County of Clackamas

Signed and sworn to before me the 31st of October, 2024 by SANJAY K. BATTAN and SHILENA D. BATTAN.

[Signature]
Notary Public

Affix stamp/seal:

