



2024-010143
Klamath County, Oregon
11/21/2024 11:53:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Donald D. Hubbard

5183 Gebhard Rd.

Central Point, OR 97502

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

Donald D. Hubbard

5183 Gebhard Rd.

Central Point, OR 97502

File No. 657752AM

STATUTORY WARRANTY DEED

Ernest O'Neal and Sheryl O'Neal, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Donald D. Hubbard,

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:

Lots 9, 10, 11 and 12, Block 7, FOX HOLLOW, 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 \$53,000.00.

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:

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: November 20, 2024

Ernest O'Neal

Ernest O'Neal

Sheryl O'Neal

Sheryl O'Neal

State of Virginia } ss
County of Loudoun }

On this 21st day of November, 2024, before me, Gloria Asare, a Notary Public in and for said state, personally appeared Ernest O'Neal and Sheryl O'Neal, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Gloria Asare

Gloria Asare

Notary Public for the State of Virginia

Residing at: Loudoun

Commission Expires: 12/31/2024

Registration No: 7901547

Electronic Notary Public

Notarized remotely online using communication technology via Proof.



Gloria Asare

REGISTRATION NUMBER

7901547

COMMISSION EXPIRES

December 31, 2024