

2024-010278

Klamath County, Oregon

11/25/2024 03:06:03 PM

Fee: \$87.00



After recording return to:
Corey Ambrosia Thompson
2433 Hope St
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Corey Ambrosia Thompson
2433 Hope St
Klamath Falls, OR 97603

File No.: 7161-4213739 (SA)

Date: October 18, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Mckenzie Elizabeth Lamphere, who acquired title as Mckenzie Elizabeth Elzner, Grantor, conveys and warrants to **Corey Ambrosia Thompson,** Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

That portion of Tract No. 6 of Gienger's Home Tracts, according to the official plat thereof, described as follows:

Beginning at the Southwest corner of said Tract No. 6; thence North on the West line of said Tract, 60 feet; thence East 100 feet to the East line of said Tract; thence South on the said East line of said Tract, 60 feet to the Southeast corner of said Tract; thence West 100 feet to the place of beginning.

NOTE: This Legal Description was created prior to January 01, 2008.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$193,000.00.** (Here comply with requirements of ORS 93.030)

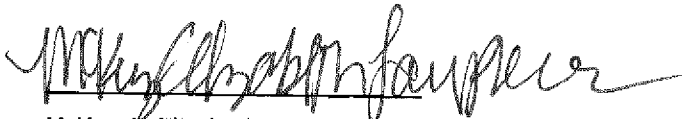
APN: R518363

Statutory Warranty Deed
- continued

File No.: 7161-4213739 (SA)

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.

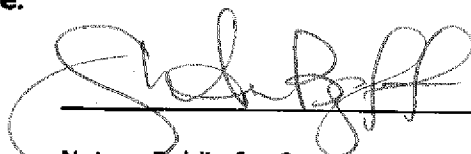
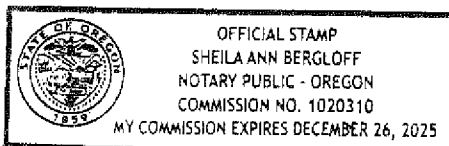
Dated this 19 day of November, 2024.



McKenzie Elizabeth Lamphere, who acquired
title as McKenzie Elizabeth Elzner

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 19th day of November, 2024
by **McKenzie Elizabeth Lamphere**.



Notary Public for Oregon

My commission expires: 12/26/2025