Klamath County, Oregon 12/05/2024 03:28:02 PM

Fee: \$87.00



After recording return to: Randy Joel Fuller and Betty Kay Fuller 1122 Laurel St Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address: Randy Joel Fuller and Betty Kay Fuller 1122 Laurel St Klamath Falls, OR 97601

File No.: 7161-4216965 (SA) Date: October 31, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

## STATUTORY WARRANTY DEED

**Kyle Grant**, Grantor, conveys and warrants to **Randy Joel Fuller and Betty Kay Fuller**, **as tenants by the entirety**, 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:

Lot 4 in Block 1, WEST HILLS HOMES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

## 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 \$320,000.00. (Here comply with requirements of ORS 93.030)

APN: **R532249** 

Statutory Warranty Deed - continued

File No.: 7161-4216965 (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.

Nyle Brant  Kyle Grant	er, 20 <u>24</u> .
STATE OF Washington ) )s: County of Pierce )  This instrument was acknowledged by <b>Kyle Grant</b> .	s.  Defore me on this 3rd day of December , 2024
SUSAN HUGHES NOTARY PUBLIC STATE OF WASHINGTON COMMISSION # 183915 COMMISSION EXPIRES 08/12/2028	Notary Public for Washington My commission expires: 08/12/2028

Notarized remotely online using communication technology via Proof.