



First American

First American Title Insurance Company

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Medford, OR 97504

Phn - (541)779-7250

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2024-010825

Klamath County, Oregon

12/13/2024 03:39:01 PM

Fee: \$92.00

RECORDING COVER SHEET PER ORS 205.234

THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

FIRST AMERICAN TITLE FILE: 4223998JC

RECORDING REQUESTED BY AND RETURN TO:

**Roy Ray Roe
3330 W. Desierto Dr.
Eloy, AZ 85131**

1. Title of Document: (ORS 205.234a)

Statutory Warranty Deed

2. Grantor(s): (ORS 205.160)

Theodore M. Landberg

3. Grantee(s): (ORS 205.1251a and 205.160)

Roy Ray Roe

4. TRUE AND ACTUAL TRANSACTION AMOUNT: (ORS 93.030) (If applicable):

8,000.00

5. SEND TAX STATEMENTS TO:

**Roy Ray Roe
3330 W. Desierto Dr
Eloy, AZ 85131**

6. If this instrument is being Re-Recorded, complete the following statement: (ORS 205.244)

Re-recorded to: , on instrument previously recorded as Document No.



After recording return to:
Roy Ray Roe

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

File No.: 7161-4223998 (JC)
Date: December 02, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Theodore M. Landberg, Grantor, conveys and warrants to **Roy Ray Roe**, 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 16 in Block 61, FIFTH ADDITION TO NIMROD RIVER PARK, 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 **\$8,000.00**. (Here comply with requirements of ORS 93.030)

APN: 339084

Statutory Warranty Deed
- continued

File No.: 7161-4223998 (JC)

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.

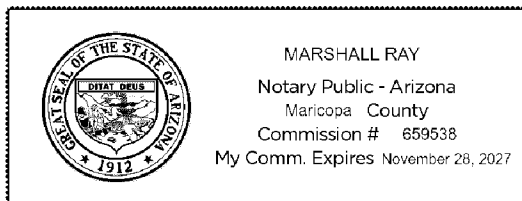
Dated this 12th day of December, 2024.

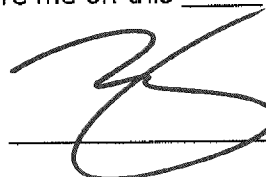


Theodore M. Landberg

STATE OF Arizona)
)ss.
County of Maricopa)

This instrument was acknowledged before me on this 12th day of December, 2024
by **Theodore M. Landberg.**





Notary Public for Arizona
My commission expires: 11/28/2027

Notarized remotely online using communication technology via Proof.