

RECORDING REQUESTED BY:



147 First St., Ste 102
Ashland, OR 97520

2024-011227
Klamath County, Oregon
12/30/2024 03:19:02 PM
Fee: \$87.00

GRANTOR'S NAME:

Bradley E. Owen, Trustee, or his Successors in Trust, under the Bradley E. Owen Living Trust dated February 22, 2023, and any amendments thereto

GRANTEE'S NAME:

Desiree Cristillo

AFTER RECORDING RETURN TO:

Order No.: 470324091933-MB
Desiree Cristillo
26622 Forest Park Lane
Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Desiree Cristillo
26622 Forest Park Lane
Klamath Falls, OR 97601-8603

APN/Parcel ID(s): 310602
Tax/Map ID(s): R-3606-003Bd-02400-000

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Bradley E. Owen, Trustee, or his Successors in Trust, under the Bradley E. Owen Living Trust dated February 22, 2023, and any amendments thereto, Grantor, conveys and warrants to Desiree Cristillo, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lot 130 of THIRD ADDITION TO SPORTSMAN PARK, 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 TWO HUNDRED THIRTY-FIVE THOUSAND AND NO/100 DOLLARS (\$235,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, if any.

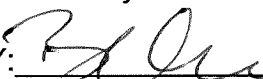
STATUTORY WARRANTY DEED
(continued)

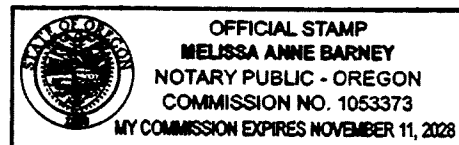
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 12-26-24

The Bradley E. Owen Living Trust

BY: 
Bradley E. Owen
Trustee



State of Oregon
County of Jackson

This instrument was acknowledged before me on 12/26/24 by Bradley E. Owen, Trustee, or his Successors in Trust, under the Bradley E. Owen Living Trust dated February 22, 2023, and any amendments thereto.


Melissa Anne Barney, Notary Public - State of Oregon

My Commission Expires: November 11, 2028