Klamath County, Oregon

01/07/2025 03:24:02 PM

Fee: \$87.00



After recording return to: Ryan Paul Reynolds and Anjelene Reynolds 981 Vista Way Klamath Falls, OR 97601-1954

Until a change is requested all tax statements shall be sent to the following address: Ryan Paul Reynolds and Anjelene Reynolds 981 Vista Way Klamath Falls, OR 97601-1954

File No.: 7161-4225011 (SA) Date: December 05, 2024

THIS SPACE RESERVED FOR RECORDER'S US

STATUTORY WARRANTY DEED

Tonda Adams, Grantor, conveys and warrants to **Ryan Paul Reynolds and Anjelene Reynolds 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 6, Block 8, Tract 1091, LYNNEWOOD ADDITION to the City of Klamath falls, 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 **\$510,000.00**. (Here comply with requirements of ORS 93.030)

APN: **2024-2025**

Statutory Warranty Deed continued

File No.: **7161-4225011 (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 _	2 day of Janua	74	, 20 <u>75</u> .	
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Tonda Adam		initia na		
STATE OF	Owner Alexander N			
STATE OF	Oregon Neugolau)			
County of	Klamath Wastocc)			
This instrum by Tonda A	ent was acknowledged bei dams.	fore me on this	2 day of January	, 2025
		<u> Lesc</u>	bee Taylon	
			N. mark	

Notary Public for Oregon Natical Cal My commission expires: 8.8.2225