

2025-002309

Klamath County, Oregon

03/31/2025 03:22:01 PM

Fee: \$92.00

After recording, return to:

**James J. Nolan
82 NW Riverside Ave Apt 3
Bend, OR 97703**

Until a change is requested,

all tax statements should be sent to:

**James J. Nolan
82 NW Riverside Ave Apt 3
Bend, OR 97703**

WARRANTY DEED

Under ORS 93.850

The grantor,

**Chad Puhall
4378 Bennett Valley Rd
Santa Rosa, CA 95404**

**for the true and actual consideration of to Convey Title
to Convey Title**

CONVEYS AND WARRANTS to the grantee,

**James J. Nolan
82 NW Riverside Ave Apt 3
Bend, OR 97703**

**the following described real property, free of encumbrances, except as specifically
set forth herein:**

**The East one-half of the West one-half of Lot 2 Block 3, also known as Lot 28,
Block 3, KLAMATH FALLS FOREST ESTATES SYCAN UNIT, according to
the official plat thereof on file in the office of the County Clerk of Klamath
County, Oregon.**

Parcel ID: R181859

And commonly known as: Vacant Land APN 3313-03100-05700 / Klamath Count

Source of Title:

Being the same property conveyed by Statutory Warranty Deed from Rory Linn to Chad Puhal recorded on November 22, 2017 in the office of the Klamath County Clerk in Klamath County, Oregon as instrument Number 2017-013527.

This conveyance is made subject to:

NA

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this 31st day of March, 2025, in the presence of:

Chad Puhall
Signature
Chad Puhall
Print Name
Individual
Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Oregon
COUNTY OF Klamath

On this 31st day of March, 2025, before me, Notary Public in and for said state, personally appeared Chad Puhall

_____,
identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me his freely executed the same.

Signature: Kathleen A. Maynard
Print Name: Kathleen A. Maynard
Title: Notary Public
My Commission Expires: March 31, 2026

