



THIS SPACE RESERVED FOR

2022-003428
Klamath County, Oregon
03/21/2022 12:00:01 PM
Fee: \$87.00

After recording return to:

Larry D. King and Bonnie L. King

800 Quail Point Dr.

Klamath Falls, OR 97601

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

Larry D. King and Bonnie L. King

800 Quail Point Dr.

Klamath Falls, OR 97601

File No. 530681AM

STATUTORY WARRANTY DEED

Isaac S. Kelsey and Caylen M. Kelsey, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Larry D. King and Bonnie L. King, as Tenants by the Entirety,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Lot 13, Tract 1432-Quail Point Estates, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, being a replat of Parcel 2 of Land Partition 27-93 and Lots 18-26, Block 10, of Buena Vista Addition, situated in the SW1/4 of Section 19 and the NW1/4 of Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$401,000.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 15 day of MARCH, 2022.

Isaac S. Kelsey
Isaac S. Kelsey

Caylen M. Kelsey
Caylen M. Kelsey

State of ALASKA) ss
County of MATANUSKA-SUSITNA

On this 15 day of March, 2022, before me, MIHAELA MILLETTE a Notary Public in and for said state, personally appeared Isaac S. Kelsey and Caylen M. Kelsey, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same. IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Mihaela Millette
Notary Public for the State of ALASKA
Residing at: PALMER ALASKA
Commission Expires: 12/12/2024

