



2022-007134

Klamath County, Oregon

06/08/2022 10:08:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Tyler Ketcham and Errin Ketcham

3005 Anderson Ave.

Klamath Falls, OR 97603

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

Tyler Ketcham and Errin Ketcham

3005 Anderson Ave.

Klamath Falls, OR 97603

File No. 522789AM

STATUTORY WARRANTY DEED

Daniel L. Kent,

Grantor(s), hereby convey and warrant to

Tyler Ketcham and Errin Ketcham, 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:

A portion of Tracts 6, 7, 8, and the Easterly one-half of vacated Avalon Street of the re-subdivision of Tracts 25 to 32, inclusive of ALTAMONT RANCH TRACTS, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin on the Northerly right of way line of Anderson Avenue and the centerline of vacated Avalon Street; thence North 00°06'00" West along said centerline 535.89 feet to a 5/8" iron pin on the Southwesterly right of way line of the Burlington Northern Railway Company tracks, said right of way being parallel to and 125 feet (measured at right angles) from the centerline of the main line of said Railway Company tracks, as now located and constructed; thence along said right of way line South 48°02'10" East 244.63 feet to a 5/8" iron pin; thence South 02°00'40" West 303.03 feet to a P-K nail set in concrete; thence South 88°50'44" East 2.60 feet to the Easterly edge of a corner post on a chain link fence; thence South 02°00'40" West generally along the Easterly side of said fence and its extension 72.80 feet to a 5/8" iron pin on the Northerly right of way line of said Anderson Avenue; thence along said right of way line North 88°52'40" West 170.42 feet to the point of beginning, with bearings based on record of Survey No. 2031 as recorded in the office of the Klamath County Surveyor.

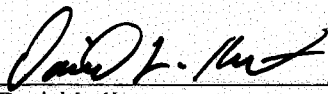
SAVING AND EXCEPTING that portion deeded to Great Northern Railway by deed dated February 8, 1961, recoded February 15, 1961, in Volume 327, page 339 and recorded July 21, 1960 in Volume 323, page 20A, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$412,000.00.

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 4 day of June, 2022


Daniel L. Kent

State of Washington } ss
County of Carroll }

On this 4 day of June, 2022, before me, Marianna Sokolov a Notary Public in and for said state, personally appeared Daniel L. Kent, 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.

Marianna Sokolov
Notary Public for the State of Washington
Residing at: Clark County
Commission Expires: 05/05/2025

MARIANNA SOKOLOV
Notary Public
State of Washington
Commission # 21015917
My Comm. Expires May 5, 2025