



2022-009205
Klamath County, Oregon
07/27/2022 01:46:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Scott Thomas Neel

2515 Lakeshore Drive

Klamath Falls, OR 97601

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

Scott Thomas Neel

2515 Lakeshore Drive

Klamath Falls, OR 97601

File No. 549301AM

STATUTORY WARRANTY DEED

Heidi Biggs who acquired title as Heidi Lyn Neel,

Grantor(s), hereby convey and warrant to

Scott Thomas Neel,

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:

PARCEL 1:

A tract of land described as follows: Beginning at an iron pin on the Westerly right of way line of the Secondary Highway No. 421 in Section 23, Township 38 South, Range 8 East of the Willamette Meridian, which iron pin is also the most Northerly corner of Lot 24 of Lakewood Heights, and running thence South 64 degrees 35' West a distance of 157.7 feet to an iron pin which marks the most Westerly corner of said Lot 24; thence South 35 degrees 38' East, a distance of 32.5 feet to an iron pin; thence South 53 degrees 06' East, a distance of 45.0 feet to an iron pin; thence North 60 degrees 01' East a distance of 136.8 feet to an iron pin on the Westerly right of way line of Secondary Highway No.; 421; thence in a Northwesterly direction following the Westerly right of way line of secondary Highway No. 421 along a 7 degree 40' curve to the right of way a distance of 60 feet, more or less, to the point of beginning, said tract being a portion of Lot 24 of LAKEWOOD HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

Lot 24 in LAKEWOOD HEIGHTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPT that portion conveyed to Harold H. Hilton and Ella G. Hilton, by deed recorded in Volume 138, page 521, Deed Records of Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Westerly right of way line of Secondary Highway No. 421 in Section 23, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which iron pin is also the most Northerly corner of Lot 24 of Lakewood Heights, and running thence South 64 degrees 35' West a distance of 157.7 feet to an iron pin which marks the most Westerly corner of said Lot 24; thence South 35 degrees 38' East a distance of 32.5 feet to an iron pin; thence South 53 degrees 06' East a distance of 45.0 feet to an iron pin; thence North 60 degrees 01' East a distance of 136.8 feet to an iron pin on the Westerly right of way line of Secondary Highway No. 421; thence in a Northwesterly direction following the Westerly right of way line of Secondary Highway No. 421 along a 7 degree 40' curve to the right of way a distance of 60 feet, more or less, to the point of beginning, said tract being a portion of Lot 24 of Lakewood Heights, according to the official plat thereof on file in the office of the County Clerk of Klamath

The true and actual consideration for this conveyance is \$250,000.00.

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:

2022-2023 Real Property Taxes, a lien not yet due and payable

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 26 day of July, 2022

Heidi Biggs
Heidi Biggs

State of Oregon } ss
County of Klamath }

On this 26 day of July, 2022, before me, Heather Sciurba, a Notary Public in and for said state, personally appeared Heidi Biggs, 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.

Heather Sciurba
Notary Public for the State of Oregon

Residing at: Klamath Falls, OR

Commission Expires: Nov. 21, 2025

