



2022-010112

Klamath County, Oregon

08/19/2022 10:30:02 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kalen Larson

6716 Shasta Way

Klamath Falls, OR 97603

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

Kalen Larson

6716 Shasta Way

Klamath Falls, OR 97603

File No. 551197AM

### STATUTORY WARRANTY DEED

**Ryan Tompkins,**

Grantor(s), hereby convey and warrant to

**Kalen Larson,**

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 and a Portion of Lot 11 in Block 11 of FOURTH ADDITION TO WINEMA GARDENS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:**

**Beginning at a 5/8 inch diameter iron pin marking the Southeast corner of Lot 11, Block 11, Fourth Addition to Winema Gardens, Klamath County, Oregon; thence Southwesterly along the lot line, South 66° 15' West 58 feet to a 1/2 inch diameter rebar with plastic cap stamped LS1289; thence leaving said lot line and bearing North 18° 28' 01" West, 84.96 feet, more or less, to the Southwest corner of Lot 13, Block 11, Fourth Addition to Winema Gardens; thence along the lot line of said Lot 13, North 109.10 feet to the Northwest Corner of said Lot 13, thence North 89° 42' East, 95.00 feet to the Northeast Corner of said Lot 13, thence South 109.60 feet to the Southeast Corner of said Lot 13; thence West 15.00 feet to the Northeast corner of said Lot 11; thence along the lot line of said Lot 11, South 57.22 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$409,500.00.

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***

87

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 05 day of August, 2022.

Ryan Tompkins  
Ryan Tompkins

State of Texas } ss  
County of Nacogdoches }

On this 5<sup>th</sup> day of August, 2022, before me, Christie Ona Van Aken a Notary Public in and for said state, personally appeared Ryan Tompkins, 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.

Christie Ona Van Aken  
Notary Public for the State of Texas  
Residing at: 285 CR 250, Nacogdoches, TX 75965  
Commission Expires: 8-12-2025

