



2022-010211  
Klamath County, Oregon  
08/22/2022 03:34:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Britnee Nicole Elliott and Thomas Cramer Carpenter

P.O. Box 809

Keno, OR 97627

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

Britnee Nicole Elliott and Thomas Cramer Carpenter

P.O. Box 809

Keno, OR 97627

File No. 552679AM

---

### STATUTORY WARRANTY DEED

**Ebely L. Carpenter and Cynthia M. Carpenter, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Britnee Nicole Elliott and Thomas Cramer Carpenter, not as Tenants in Common, but with rights of  
survivorship,**

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 parcel of land situated in Lot 33, Block 1, Tract 1083, CEDAR TRAILS, according to the official plat  
thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:**

**Beginning at a 5/8 inch iron pin at the Northwest corner of said Lot 33, Block 1; thence South 70° 00' 35"  
East 164.37 feet along the North boundary of Lot 33, Block 1 to a ½ inch iron pin; thence South 00° 02' 31"  
West 395.02 feet to a ½ inch iron pin on the South boundary of Lot 33, Block 1; thence West 154.50 feet  
along the South line of Lot 33, Block 1 to a ½ inch iron pin at the Southwest corner of Lot 33, Block 1;  
thence North 00° 02' 28" East 451.30 feet along the West line of Lot 33, Block 1 to the point of beginning.**

The true and actual consideration for this conveyance is \$217,500.00.

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*

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 18 day of August, 2022

Cynthia Carpenter  
Cynthia Carpenter

Ebely L. Carpenter  
Ebely L. Carpenter

Washington  
State of ~~Oregon~~ Washington  
County of ~~Klamath~~ Cowlitz

On this 18 day of August, 2022, before me, Julie Doumit a  
Notary Public in and for said state, personally appeared Ebely L. Carpenter and Cynthia M. Carpenter, 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.

Julie Doumit  
Notary Public for the State of ~~Oregon~~ Washington  
Residing at: ~~Klamath County, Oregon~~ Washington  
Commission Expires: Nov. 6, 2024

