



2022-011159
Klamath County, Oregon
09/15/2022 12:16:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kraig Beasly and Hailey Beasly

Po Box 153

Merrill, OR 97633

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

Kraig Beasly and Hailey Beasly

Po Box 153

Merrill, OR 97633

File No. 556962AM

STATUTORY WARRANTY DEED

Norman Small and Virginia Small, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Kraig Beasly and Hailey Beasly, 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 tract of land situated in the S 1/2 N 1/2 NE 1/4 SW 1/4 Section 15, Township 41 South, Range 12 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the North boundary of the S 1/2 N 1/2 NE 1/4 SW 1/4 of said Section 15, said point being South 89°46' East a distance of 200.00 feet from the Northwest corner of the S 1/2 N 1/2 NE 1/4 SW 1/4 of said Section 15; thence South 89°46' East along said North boundary a distance of 132.00 feet to an iron pin; thence South 0°14' West parallel with the West boundary of the S 1/2 N 1/2 NE 1/4 SW 1/4 of said Section 15, a distance of 165.00 feet to an iron pin; thence North 89°46' West parallel with said North boundary a distance of 132.00 feet to an iron pin; thence North 0°14' East parallel with said West boundary a distance of 165.00 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$385,000.00.

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 15 day of September, 2022

Norman Small

Norman Small

Virginia Small

Virginia Small

State of Oregon } ss
County of Klamath }

On this 15 day of September, 2022, before me, Melissa Cook, a Notary Public in and for said state, personally appeared Norman Small and Virginia Small, 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.

MCook

Notary Public for the State of Oregon
Residing at: Klamath Falls, OR
Commission Expires: 3/7/26

