



2022-013759  
Klamath County, Oregon  
11/29/2022 09:53:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mary Deborah Francis

4174 Marian Ct. Apt. 2

Klamath Falls, OR 97603

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

Mary Deborah Francis

4174 Marian Ct. Apt. 2

Klamath Falls, OR 97603

File No. 569381AM

### STATUTORY WARRANTY DEED

**Kent Lowell Simons and Kay D. Simons, as Tenants in Common ,**

Grantor(s), hereby convey and warrant to

**Mary Deborah Francis,**

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 situated in the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin which lies North 89° 40' East a distance of 30.0 feet and North 1° 02' West a distance of 177.8 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 89° 40' East a distance of 490.0 feet to an iron pin; thence North 1° 02' West a distance of 88.9 feet to an iron pin; thence South 89° 40' West a distance of 490.0 feet to an iron pin; thence South 1° 02' East a distance of 88.9 feet more or less to the point of beginning.

#### **PARCEL 2:**

A tract of land situated in the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9, East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin which lies North 89° 40' East a distance of 30.0 feet and North 1° 02' West a distance of 88.9 feet from the iron pin which marks the intersection of 4th Avenue and 4th Street of Altamont Acres, which point of intersection is also the Southwest corner of the NE1/4 of NE1/4 of Section 10, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 89° 40' East a distance of 490.0 feet to an iron pin; thence North 1° 02' West a distance of 88.9 feet to an iron pin; thence South 89° 40' West a distance of 490.0 feet to an iron pin; thence South 1° 02' East a distance of 88.9 feet more or less to the point of beginning.

The true and actual consideration for this conveyance is \$325,000.00.

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 23 day of November, 2022.

Kent Lowell Simons  
Kent Lowell Simons

Kay D Simons  
Kay D Simons

State of Oregon } ss  
County of Klamath }

On this 23 day of November, 2022, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Kent Lowell Simons and Kay D. Simons, 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.

Twila Jean Pellegrino  
Notary Public for the State of Oregon  
Residing at: Klamath County, Oregon  
Commission Expires: 10-27-2026

