



2022-014659
Klamath County, Oregon
12/30/2022 09:26:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Tracey Dey Christensen

4811 Wocus Road

Klamath Falls, OR 97601

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

Tracey Dey Christensen

4811 Wocus Road

Klamath Falls, OR 97601

File No. 572428AM

STATUTORY WARRANTY DEED

Leonard Castle,

Grantor(s), hereby convey and warrant to

Tracey Dey Christensen,

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 NE1/4 NW1/4 of Section 18, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

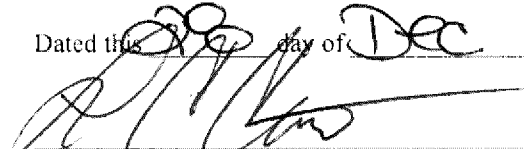
Beginning at the North quarter corner of said Section 18; thence North 89°42' West 710.5 feet; thence South 6°02' West 855.0 feet to a point on the Easterly right of way line of the old Dalles California Highway; thence along said Easterly right of way line the following courses and distances: South 6°02' West 100 feet; South 15°03' West 165.2 feet and South 39°11' West 250 feet, more or less, to a point on the North line of Terminal City, said point being the true point of beginning of this description; thence North 89°41' East along the North line of Terminal City a distance of 263.99 feet to an iron pin; thence North 0°23' East 38.6 feet to an iron pin; thence North 71°25' West 257.05 feet, more or less, to an iron pin on the Westerly right of way line of the old Dalles California Highway; thence South 37°51' West along said right of way 25.0 feet to an iron pin; thence continuing along said right of way line South 38°46' West 131.8 feet, more or less, to an iron pin on the North line of Terminal City; thence North 89°41' East along the North line of Terminal City 77.3 feet, more or less, to the true point of beginning.

The true and actual consideration for this conveyance is \$265,000.00.

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 20 day of Dec 2022


Leonard Castle

State of Oregon } ss
County of Klamath }

On this 20 day of December, 2022, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Leonard Castle, 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.



Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Nov. 21 2025

