



After recording return to:
Tyler Jackson Keeler and Amanda
Jane Keeler
9530 Homedale Road
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Tyler Jackson Keeler and Amanda Jane
Keeler
9530 Homedale Road
Klamath Falls, OR 97603

File No.: 7191-4017089 (ma)
Date: November 21, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Ross T. Fleming and Anna M. Fleming, as tenants by the entirety, Grantor, conveys and warrants to **Tyler Jackson Keeler and Amanda Jane Keeler, husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$300,000.00**. (Here comply with requirements of ORS 93.030)

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 28 day of December, 2022.

Ross T. Fleming
Ross T. Fleming

Anna M. Fleming
Anna M. Fleming

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 28 day of December, 2022
by **Ross T. Fleming and Anna M. Fleming.**



Marla n
Notary Public for Oregon

My commission expires: 3/10/2023

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

The North 1/2 of Northeast 1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, SAVING AND EXCEPTING such portions of said premises as have been conveyed to the United States of America by Deed recorded in Volume 326 page 239, by Deed recorded in Volume 30 page 563, by Deed recorded in Volume 45 page 239, and by Deed recorded in Volume 88 page 309 of Deed records of Klamath County, Oregon; and ALSO EXCEPTING that portion of said realty acquired by the United States of America under a declaration of taking in Volume 293 page 183 of Deed records of Klamath County, Oregon; ALSO EXCEPTING THEREFROM any portion lying within Homedale Road.

NOTE: This legal description was created prior to January 1, 2008.