

RECORDING REQUESTED BY:  
470322084490  
300 Klamath Ave  
Klamath Falls, OR 97601

2023-000049  
Klamath County, Oregon  
01/04/2023 02:31:01 PM  
Fee: \$87.00

GRANTOR'S NAME:  
Paul D. Babcock

GRANTEE'S NAME:  
Brandon Kesterson

AFTER RECORDING RETURN TO:  
Order No.: 470322084490-SB  
Brandon Kesterson  
PO Box 943  
Merrill, OR 97633

SEND TAX STATEMENTS TO:  
Brandon Kesterson  
PO Box 943  
Merrill, OR 97633

2631 Main Street, Malin, OR 97632

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Paul D. Babcock, Grantor, conveys and warrants to Brandon Kesterson, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Lots 14 and 15 in Block 31, MALIN, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS ONE HUNDRED EIGHTY THOUSAND AND NO/100 DOLLARS (\$180,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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.

# STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 30 December 2022

Paul D. Babcock by Charlene Avgeris his Attorney in Fact  
Paul D. Babcock by Charlene Avgeris, his Attorney in Fact

State of OREGON  
County of KLAMATH

This instrument was acknowledged before me on 30 December 2022 by Charlene Avgeris as Attorney in Fact for Paul D. Babcock.

Marla Michele Hanlon-Abaita  
Notary Public - State of Oregon

My Commission Expires: 3/10/2023

