



2023-001131
Klamath County, Oregon
02/17/2023 10:54:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jacqueline R. Stone

3247 Laverne Ave

Klamath Falls, OR 97603

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

Jacqueline R. Stone

3247 Laverne Ave

Klamath Falls, OR 97603

File No. 576817AM

STATUTORY WARRANTY DEED

Danny R. Allen,

Grantor(s), hereby convey and warrant to

Jacqueline R. Stone,

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:

**All of Lot 11, Block 2, and that portion of Lot 10, said Block 2, THIRD ADDITION TO ALTAMONT
ACRES, in Klamath County, Oregon, described as follows:**

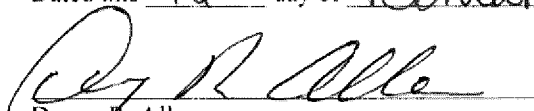
**Commencing at the Southeast corner of said Lot 11; thence Easterly along the South line of Lot 10, 21.45
feet, more or less, to an iron pin set at the Southwest corner of premises sold to Henry E. Hilton and Frances
Hilton; thence North along the West line of said Hilton premises 260.9 feet to an iron pin set in the North
line of said Lot 10, which marks the Northwest corner of said Hilton premises; thence Westerly 26.45 feet,
more or less, to the Northeast corner of Lot 11; thence South 260.9 feet to the place of beginning, all being in
THIRD ADDITION TO ALTAMONT ACRES.**

The true and actual consideration for this conveyance is \$275,000.00.

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 16 day of February, 2023

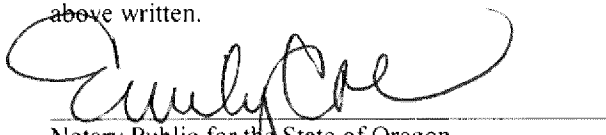


Danny R. Allen

State of Oregon } ss
County of Klamath }

On this 16 day of February, 2023, before me, ^{Emily Coe} ~~Heather Sciarba~~ a Notary Public in and for said state, personally appeared Danny R. Allen, 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: 9/27/2025

