



2023-001995
Klamath County, Oregon
03/23/2023 01:29:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Daniel Broockmann and Jacqueline Lucero

120 Washington St.

Klamath Falls, OR 97601

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

Daniel Broockmann and Jacqueline Lucero

120 Washington St.

Klamath Falls, OR 97601

File No. 581106AM

STATUTORY WARRANTY DEED

Jo Duthie and Toby Ross, as Tenants in Common,

Grantor(s), hereby convey and warrant to

Daniel Broockmann and Jacqueline Lucero, as Tenants by the Entirety,

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 portion of the NW1/4 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is 662 feet Westerly on the Northerly right of way line of the Dalles-California Highway, from the Southeast corner of the SW1/4 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, and thence North 1241.45 feet, more or less, to the true point of beginning, which point is the Southeast corner of "...a strip of land 139.3 feet wide..." as described in deed from Allen Golden to Beulah Golden to James William Parks, recorded in Book 235 at Page 4, Deed Records of Klamath County, Oregon; thence South 85°28' West, along the Southerly line of said strip of land, 139.3 feet wide, a distance of 227 feet; thence South 192 feet; thence North 85°28' East 227 feet; thence North 192 feet, more or less, to the true point of beginning.

PARCEL 2:

Parcel 3 of Land Partition 42-04 situated in the N1/2 S1/2 of Section 7, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$80,000.00.

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 8th day of March, 2023.

Jo Duthie

Jo Duthie

Toby Arthur Ross

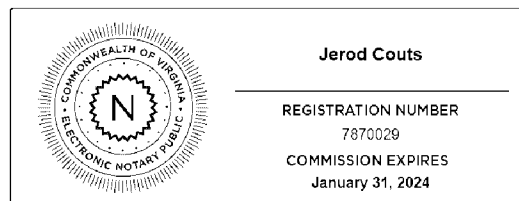
Toby Ross

State of Virginia } ss
County of Arlington }

On this 8th day of March, 2023, before me, Jerod Coutts a Notary Public in and for said state, personally appeared Jo Duthie and Toby Ross, 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.

Jerod Coutts

Notary Public for the State of Virginia
Residing at: Arlington
Commission Expires: 01/31/2024



Notarized online using audio-video communication