



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Joseph Clark and Carmen Clark

15447 Fern Ave.

Keno, OR 97627

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

Joseph Clark and Carmen Clark

15447 Fern Ave.

Keno, OR 97627

File No. 578091AM

STATUTORY WARRANTY DEED

The Estate of John Gordon Leslie, deceased,

Grantor(s), hereby convey and warrant to

Joseph Clark and Carmen Clark, 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:

Lots 7 and 8, Block 4, TOWN OF DOTEN, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH vacated Pine Street adjacent to said lots as vacated by Order recorded June 4, 1974 in Volume M74, page 6831, Microfilm Records of Klamath County, Oregon.

EXCEPTING THEREFROM that portion conveyed by instrument recorded in Volume 2011-8260, Microfilm Records of Klamath County, Oregon, bearings based on Property Line Adjustment 11-11, to wit: A parcel of land being a portion of vacated Pine Street of the Town of Doten, situated in the SW1/4 of the SW1/4 of Section 31, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the Southwest corner of said vacated Pine Street, thence along the Southerly right of way line of said street, South 57°08'14" East 122.10 feet to the TRUE POINT OF BEGINNING; thence continuing along said Southerly line South 57°08'14" East 26.90 feet to the intersection of said Southerly line with the projected centerline of Fern Avenue; thence along said projected centerline, North 32°51'46" East 50.00 feet to the projected northerly right of way line of said Pine Street; thence along said Northerly line, North 57°08'14" West, 26.90 feet; thence leaving said Northerly line South 32°51'46" West 50.00 feet to the point of beginning.

The true and actual consideration for this conveyance is \$358,000.00.

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 23 day of March, 2023.

Estate of John Gordon Leslie, deceased

By Linda Davenport Williamson
Linda Davenport Williamson, Personal Representative

State of Oregon} ss.
County of Klamath}

On this 23 day of March, 2023, before me, Melissa Renee Cook a Notary Public in and for said state, personally appeared Linda Davenport Williamson known or identified to me to be the person whose name is subscribed to the foregoing instrument as Personal Representative of the Estate of John Gordon Leslie, deceased, and acknowledged to me that he/she/they executed the same as Personal Representative.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Melissa Renee Cook
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26

