



2023-003223

Klamath County, Oregon

04/28/2023 12:39:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Kathleen A. Radigan

34842 Irving Way

Chiloquin, OR 97624

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

Kathleen A. Radigan

34842 Irving Way

Chiloquin, OR 97624

File No. 586376AM

STATUTORY WARRANTY DEED

Stanley W. Odell and Darlene K. Odell, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Kathleen A. Radigan,

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 3 of Minor Land Partition 24-88, more particularly described as follows:

A tract of land situated in Government Lot 11 of Section 18, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of Parcel 3 of Minor Land Partition No. 36-83, South 00° 09' 35" West 344.21 feet from the Northeast corner of said Parcel 3, the N1/4 corner of said Section 18 bears North 00° 09' 35" East 1,526.97 feet; thence South 89° 06' 14" West 487.11 feet to the West line of said Parcel 3; thence South 00° 54' 18" East, along said West line, 124.04 feet; thence along the arc of a curve to the left (Radius = 40.00 feet and central angle = 89° 05' 42") 62.20 feet to a point on the North right-of-way line of Lake Forest Road; thence East, along said North right-of-way line, 444.62 feet to the Southeast corner of said Parcel 3; thence North 00° 09' 35" East 171.00 feet to the point of beginning, with bearings based on Survey of Minor Land Partition No. 24-88.

The true and actual consideration for this conveyance is \$48,000.00.

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 27 day of April, 2023

Stanley W Odell
Stanley W. Odell

Darlene K Odell
Darlene K. Odell

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Sacramento

On 4/27/2023 before me, L. Akers, Notary Public
(Insert name and title of the officer)

personally appeared Stanley W. Odell and Darlene K. Odell, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature] (Seal)

