



THIS SPACE RESERVED FOR

2023-003355

Klamath County, Oregon

05/03/2023 09:13:01 AM

Fee: \$87.00

After recording return to:

TurnBull Properties LLC, an Oregon Limited Liability  
Company

900 Richmond St.

Klamath Falls, OR 97601

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

TurnBull Properties LLC, an Oregon Limited Liability  
Company

900 Richmond St.

Klamath Falls, OR 97601

File No. 586802AM

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### STATUTORY WARRANTY DEED

**Larry M. Kliewer, Maxine M. Smith and Tamra M. Kellom, as Tenants in Common,**

Grantor(s), hereby convey and warrant to

**TurnBull Properties LLC, an Oregon Limited Liability Company,**

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:

**A portion of Lot 5, Block 2, Subdivision of Tract 2B and 3 HOMEDALE, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at the Northwest corner of Lot 5; thence South 59°53' East 90 feet; thence South 06°53' West 294.4 feet to the Southerly line of Lot 5; thence Northwest 78 feet more or less to the Southwest corner of Lot 5; thence North 04°19' East 294.9 feet more or less to the point of beginning.**

The true and actual consideration for this conveyance is \$225,000.00.

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 2 day of May, 2023

Larry M. Kliever  
Larry M. Kliever

Tamra M. Kellom  
Tamra M. Kellom

Maxine M. Smith  
Maxine M. Smith

State of Oregon } ss  
County of Clatsop }

On this 2 day of May, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Larry M. Kliever, Maxine M. Smith, Tamara M. Kellom, 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.

Melissa Cook  
Notary Public for the State of Oregon  
Residing at: 1000 1st St SE  
Commission Expires: 3/7/26

