



2023-003601  
Klamath County, Oregon  
05/11/2023 11:27:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Bethany Brown  
4136 Homedale Rd.  
Klamath Falls, OR 97603

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

Bethany Brown  
4136 Homedale Rd.  
Klamath Falls, OR 97603  
File No. 587146AM

## STATUTORY WARRANTY DEED

**Dana L. Garrett,**

Grantor(s), hereby convey and warrant to

**Bethany Brown,**

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 parcel of land situated in the S1/2 of the NW1/4 of the SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point in the center of the 60 foot roadway (Bristol Avenue) from which the Quarter section corner common to Section 11 and 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 89° 28' West along said roadway center line a distance of 1183.6 feet and South 00° 09' East along the North-South center line of said Section 11, as marked by a well established fence line, a distance of 1663.6 feet; running thence South 00° 16' East a distance of 220.0 feet to the True Point of Beginning of this description; thence continuing South 00° 16' East a distance of 100.0 feet to a point; thence North 89° 28' East a distance of 168.0 feet, more or less to the East line of said NW1/4 of the SE1/4; thence North 00° 16' West along said East line a distance of 100.00 feet to a point; thence South 89 degrees 28' West a distance of 168.0 feet, more or less to the Point of Beginning.

EXCEPTING THEREFROM that portion lying within the right of way of Homedale Road and ALSO EXCEPTING THEREFROM that portion lying within the 1-C-3-B Drain ditch right of way.

### PARCEL 2

A parcel of land situated in the S1/2 of the NW1/4 of the SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the center of a 60 foot roadway (Bristol Avenue) from which the quarter section common to Sections 11 and 14, Township 39 South, Range 9 East of the Willamette Meridian, bears South 89° 28' West along said roadway centerline distance of 1,183.6 feet and South 00° 09' East along the North-South centerline of said Section 11, as marked on the ground by well established fence line, a distance of 1,663.6 feet; running thence South 00° 16' East 320.0 to the true point of beginning of this description; thence continuing South a distance of 26.70 feet, more or less, to a point; thence North 89° 31 1/2' East a distance of 168.0 feet, more or less, to the East line of said NW1/4 of the SE1/4 ; thence North 00° 16' West along said East line a distance of 29.80 feet, more or less; thence South 89° 28' West along said South line a distance of 168.0 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM that portion line within the right of way of Homedale Road.

The true and actual consideration for this conveyance is \$280,000.00.

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:

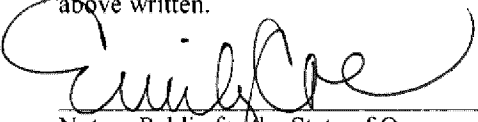
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON’S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 8 day of May, 2023

  
Dana L. Garrett

State of Oregon } ss  
County of Klamath }

On this 8 day of May, 2023, before me, Emily Coe a Notary Public in and for said state, personally appeared Dana L. Garrett, 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

