



2023-004721  
Klamath County, Oregon  
06/20/2023 02:05:02 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Robert Calvin Brown and Jessica Naomi Nabonne  
10410 Matney Way  
Klamath Falls, OR 97603

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

Robert Calvin Brown and Jessica Naomi Nabonne  
10410 Matney Way  
Klamath Falls, OR 97603

File No. 592086AM

### STATUTORY WARRANTY DEED

**Greg R. Addington and Monica S. Addington, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Robert Calvin Brown and Jessica Naomi Nabonne, with right of survivorship,**

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 parcel of land situate in Sections 16, 17, 20 and 21, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at a 5/8" inch iron pin on the Southwesterly right-of-way line of the Great Northern Railroad right-of-way from which the section corner common to Section 16, 17, 20 and 21, Township 40 South Range 10 East of the Willamette Meridian, bears North 53° 48' 36" West a distance of 667.31 feet; thence North 44° 00' 00" West along said right-of-way 1076.20 feet to a point on the Northerly line of a tract of land described in Volume 360 at page 132, Deed Records of Klamath County, Oregon; thence North 73° 00' 00" West along said Northerly line 276.13 feet to a point on the Southeasterly right of way line of Zukerman Road; thence South 33° 09' 20" West along said Southeasterly right-of-way line 331.87 feet; thence South 50° 47' 36" East 292.42 feet to a point on the South line of Section 17, Township 40 South, Range 10 East of the Willamette Meridian; thence Southerly along the high water line of Lost River the meander line of which is as follows: South 48° 52' 32" East 232.66 feet; thence South 52° 04' 05" East 237.81 feet; thence leaving said high water line North 63° 04' 05" East 108.12 feet; thence South 26° 20' 35" East 105.18 feet; thence South 44° 00' 00" East 162.43 feet; thence North 78° 45' 30" East 354.64 feet to the point of beginning.**

**EXCEPTING THEREFROM any portion that lies North and East of the USBR G Canal. Subject to restrictions, reservations, easement, covenants, oil, gas or mineral rights of record, if any.**

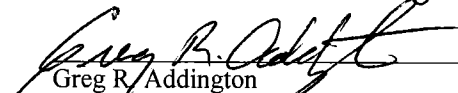
**EXCEPTING THERFROM that portion deeded to Jeffrey and Annette Quinowski recorded July 6, 2000 in Volume M00, page 24706, Microfilm Records of Klamath County, Oregon.**

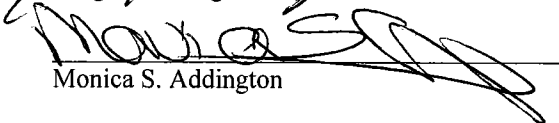
The true and actual consideration for this conveyance is \$495,000.00.

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 15 day of June, 2023

  
\_\_\_\_\_  
Greg R. Addington

  
\_\_\_\_\_  
Monica S. Addington

State of Oregon } ss  
County of Klamath }

On this 15 day of June, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Greg R. Addington and Monica S. Addington, 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.

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

