



2023-004740
Klamath County, Oregon
06/21/2023 09:06:02 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Blake Ireland

PO Box 772

Merrill, OR 97633

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

Blake Ireland

PO Box 772

Merrill, OR 97633

File No. 512574AM

STATUTORY WARRANTY DEED

Mary Ann Paschke

Grantor(s), hereby convey and warrant to

Blake Ireland,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$450,000.00.

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 14 day of June, 2023.

Mary Ann Paschke
Mary Ann Paschke

State of Oregon } ss
County of Klamath }

On this 14 day of June, 2023, before me, Heather Anne Sciurba a Notary Public in and for said state, personally appeared Mary Ann Paschke 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.

Heather Anne Sciurba

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Nov. 21 2025



EXHIBIT "A"

UNSURVEYED PARCEL 2 OF LAND PARTITION 43-20, SITUATE IN THE SE1/4 OF SECTION 36, TOWNSHIP 40 SOUTH, RANGE 10 EAST, AND THE NORTH 1/2 OF THE NE1/4 OF SECTION 1 TOWNSHIP 41 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, RECORDED JULY 22 2021 AS INSTRUMENT NO. 2021-01129, KLAMATH COUNTY RECORDS:

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT BEARS SOUTH 89°46'29" WEST A DISTANCE OF 611.68 FEET FROM THE SECTION CORNER COMMON TO SECTION 36, SAID TOWNSHIP AND RANGE, SECTION 31, TOWNSHIP 40 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN, SECTION 1, TOWNSHIP 41 SOUTH, RANGE 10 EAST, WILLAMETTE MERIDIAN, AND SECTION 6, TOWNSHIP 41 SOUTH, RANGE 11 EAST, WILLAMETTE MERIDIAN; THENCE NORTH 00°06'18" WEST A DISTANCE OF 614.70 FEET; THENCE SOUTH 89°53'42" WEST A DISTANCE OF 837.05 FEET; THENCE SOUTH 00°06'18" EAST A DISTANCE OF 616.45 FEET; THENCE NORTH 89°46'29" EAST A DISTANCE OF 837.06 FEET, TO THE POINT OF BEGINNING.

THE BASIS OF BEARING FOR THIS LEGAL DESCRIPTION IS KLAMATH COUNTY SURVEY 8523.