



THIS SPACE RESERVED FOR

2023-005317

Klamath County, Oregon

06/30/2023 08:50:02 AM

Fee: \$87.00

After recording return to:
Ryan J. DeLong and Brandi L. DeLong
11445 Hwy 66
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be
sent to the following address:
Ryan J. DeLong and Brandi L. DeLong
11445 Hwy 66
Klamath Falls, OR 97601
File No. 592459AM

STATUTORY WARRANTY DEED

Flying A Properties Inc., an Oregon corporation,
Grantor(s), hereby convey and warrant to

Ryan J. DeLong and Brandi L. DeLong, as Tenants by the Entirety,

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 tract of land situated in Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian,
Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron rod on the Northwestern right-of-way line of the Klamath Falls-Ashland State
Highway No. 66 from which the 1/4 corner common to Sections 28 and 33 bears North 89°28'26" West
183.89 feet; thence South 62°36'15" West 1085.00 feet along the Northwestern right of way line of said State
Highway No. 66 to a 5/8" iron rod to the true point of beginning; thence North 1869.50 feet to a 5/8" iron
rod on the East-West centerline of the Southwest ¼ of Section 28; thence North 89°14' 51" West along the
East-West centerline to the Northwest corner of the SE1/4 SW1/4; thence South along the West line of the
SE1/4 SW1/4 to the Northerly right of way line of the Klamath Falls-Ashland State Highway No. 66; thence
North 62°36'15" East to the point of beginning.

EXCEPTING THEREFROM a parcel of land situated in the SE1/4 SW1/4 of Section 28, Township 39
South, Range 8 East of the Willamette Meridian described as follows:

Beginning at the Northwest corner of said SE1/4 SW1/4; thence South 89°14' 51" East along the North line
of said SE1/4 SW1/4 a distance of 570.36 feet to a point; thence South a distance of 382.0 feet to a point;
thence North 89°14'51" West a distance of 570.36 feet, more or less, to the West line of said SE1/4 SW1/4;
thence North along the West line of said SE1/4 SW1/4 a distance of 382 feet, more or less, to the point of
beginning.

The true and actual consideration for this conveyance is \$550,000.00.
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:

2023-2024 Real Property Taxes, a lien not yet due and payable

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 29 day of June 2023

Flying A. Properties, Inc.

Cody Allen
Cody Allen, President

Danny Allen
Danny Allen, Vice President

State of Oregon } ss
County of Klamath }

On this 29 day of June, 2023, before me, Emily Coe a Notary Public in and for said state, personally appeared Cody Allen, President and Danny Allen, Vice President of Flying A Properties Inc. 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.

Emily Coe
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: ~~11/21/2025~~ 9/27/2025 20

