



2023-005963

Klamath County, Oregon

07/18/2023 12:13:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Nathaniel Bickford and Sonja H. Bickford

4517 Winter Ave

Klamath Falls, OR 97603

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

Nathaniel Bickford and Sonja H. Bickford

4517 Winter Ave

Klamath Falls, OR 97603

File No. 596137AM

STATUTORY WARRANTY DEED

Kegan Drake and Stephanie Drake, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Nathaniel Bickford and Sonja H. Bickford, 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 parcel of land situated in the S1/2 of the SW1/4 of the NW1/4 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 which lies North 1 degree 12' West a distance of 331.4 feet along the Section line and North 88° 57' East a distance of 1084.5 feet from the iron axle which marks the one quarter section corner common to Sections 10 and 11 in Township 39 South, Range 9 East of the Willamette Meridian, and running thence; continuing North 88° 57' East a distance of 135.0 feet to a point; thence North 1 degree 12' West parallel to the section line a distance of 331.4 feet, more or less, to an iron pin in the North line of the S1/2 SW1/4 NW1/4 of Section 11; thence South 88° 58' West along the said North line of the S1/2 SW1/4 NW1/4 of Section 11, a distance of 135.0 feet to an iron pin; thence South 1 degree 12' East a distance of 331.4 feet, more or less, to the point of beginning of said tract, in the S 1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian. There is reserved for road purposes a strip of land 30 feet wide along the Southerly side of said tract.

EXCEPTING THEREFROM that portion lying within Winter Avenue.

The true and actual consideration for this conveyance is \$420,000.00.

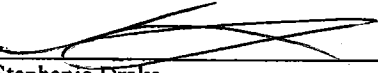
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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.

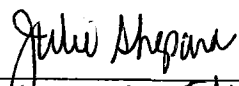
Dated this 14 day of July, 2023.


Kegan Drake


Stephanie Drake

State of Idaho } ss
County of Kootenai

On this 14 day of July, 2023, before me, Julie Shepard a Notary Public in and for said state, personally appeared Kegan Drake and Stephanie Drake, 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 Idaho
Residing at: Coeur d'Alene ID
Commission Expires: November 28, 2024

