



2023-006161

Klamath County, Oregon

07/24/2023 01:30:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Donna Lindsey

2000 Gettle St

Klamath Falls, OR 97603

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

Donna Lindsey

2000 Gettle St

Klamath Falls, OR 97603

File No. 596161AM

STATUTORY WARRANTY DEED

Gene Scott Revis, Jr. who acquired title as Gene S. Revis,

Grantor(s), hereby convey and warrant to

Donna Lindsey,

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:

Beginning at a point on the West line of the SE1/4 of NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, which is North 0°35' West 1266.2 feet from the Southwest corner of said SE1/4 of NW1/4 of Section 2; thence North 0°35' West along said West line a distance of 79.45 feet to the Northwest corner of said SE1/4 of NW1/4 of Section 2; thence North 89°24' East along the North line of said SE1/4 NW1/4 of said Section 2, a distance of 165 feet to the Northeast corner of the W1/2 of W1/2 of W1/2 of SE1/4 of NW1/4 of said Section 2; thence South 0°35' East along the East line of said W1/2 of W1/2 of W1/2 of SE1/4 of NW1/4 of Section 2, 49.53 feet; thence South 44°35' West 42.43 feet to a point which is 30 feet West of said East line; thence South 89°25' West 135 feet to the point of beginning, being a parcel of land in said W1/2 W1/2 W1/2 SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM THAT portion deeded to Klamath County, a municipal organization by Warranty Deed recorded July 23, 1970 in M70, page 6112, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$180,000.00.

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 21 day of July, 2023

Gene S. Revis
Gene Scott Revis Jr.

State of Oregon } ss
County of Klamath }

On this 21 day of July, 2023, before me, Heather Sciorba a Notary Public in and for said state, personally appeared Gene Scott Revis Jr., 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 Sciorba

Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 11/21/2025

