



THIS SPACE RESERVED FOR RECORDER'S USE

2023-006361

Klamath County, Oregon

07/28/2023 11:39:02 AM

Fee: \$87.00

After recording return to:

Caleb Ryan Sale and Alexzandra Christine Sale

7324 Philpott Ln

Bonanza, OR 97623

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

Caleb Ryan Sale and Alexzandra Christine Sale

7324 Philpott Ln

Bonanza, OR 97623

File No. 595927AM

STATUTORY WARRANTY DEED

Billie J. Patrick,

Grantor(s), hereby convey and warrant to

Caleb Ryan Sale and Alexzandra Christine Sale, 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 the SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 of Section 29, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the C-W 1/16 corner, said corner being South 89° 58' 36" East 1319.48 feet from the West 1/4 corner of said Section 29; thence North 00° 17' 46" East along the West line of said SE 1/4 of the NW 1/4 115.59 feet; thence North 73° 20' 20" East 957.96 feet; thence South 16° 39' 40" East 300.00 feet; thence South 73° 20' 20" West 1049.43 feet to the West line of the said NE 1/4 of SW 1/4; thence North 00° 17' 46" East 198.04 feet to the point of beginning.

The true and actual consideration for this conveyance is \$320,000.00.

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 28 day of July, 2023.

Billie J. Patrick
Billie J. Patrick

State of Oregon } ss
County of Klamath }

On this 28 day of July, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Billie J. Patrick, 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.

Melissa Cook
Notary Public for the State of Oregon
Residing at: Klamath Falls, OR
Commission Expires: 3/7/26

