



2023-007680
Klamath County, Oregon
09/01/2023 02:21:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Luke Patrick O'Leary
212 Gage Rd
Klamath Falls, OR 97601

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

Luke Patrick O'Leary
212 Gage Rd
Klamath Falls, OR 97601

File No. 603345AM

STATUTORY WARRANTY DEED

Elen Mabe who acquired title as Elen Verzosa,

Grantor(s), hereby convey and warrant to

Luke Patrick O'Leary,

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 lying in the NW1/4 NE1/4 of Section 11, Township 41 South, Range 10 East of the
Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning at a point on the West right of way line of U.S.B.R. Drain #6 which point is 2092.1 feet West and
340 feet South from the Northeast corner of said Section 11; thence West 100 feet; thence North 310 feet to
the South right of way line of County Road; thence West 40 feet on said right of way line to the Northeast
corner of the tract of land described in Book 330 at page 395, Deed Records; thence South along the East
line of said deeded tract to the mean high water line of Lost River; thence Southeasterly along said mean
high water line to the West right of way line of said Drain #6; thence North along said Drain right of way
line to the point of beginning.**

EXCEPTING THEREFROM any portion lying within the boundary of U.S.R.S. Drain No. 6.

The true and actual consideration for this conveyance is \$280,000.00.

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 31 day of 2023, _____.

~~September~~
August

Elen Mabe.

Elen Mabe

State of Oregon } ss
County of Klamath }

On this 31 day of August, 2023, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Elen Mabe, 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.

Lisa Legget-Weatherby

Notary Public for the State of Oregon

Residing at: Klamath County, Oregon

Commission Expires: 10/1/2023

