

2023-008057

Klamath County, Oregon

09/15/2023 08:26:01 AM

Fee: \$92.00

**RECORDING COVER SHEET**

**(Per ORS 205.234 or ORS 205.244)**

This cover sheet has been prepared by the person presenting the attached instrument for recording.

Any errors in this cover sheet do not effect the Transaction(s) contained in the instrument itself

This space reserved for use by the County Recording Office

**After recording return to:**

**Susan Lynn Boyd and Andrew C Boyd**

**5241 Amberview Ln**

**Klamath Falls OR 97603**

- 1) **Title(s) of Transaction(s)** ORS 205.234(a)  
**Statutory Warranty Deed**
- 2) **Direct Party/Grantor(s)** ORS 205.125(1)(b) and ORS 205.160  
**D.R. Horton, Inc. - Portland**
- 3) **Indirect Party/Grantee(s)** ORS 205.125(1)(a) and ORS 205.160  
**Susan Lynn Boyd and Andrew C. Boyd, husband and wife**
- 4) **True and Actual Consideration** ORS 93.030  
**\$416,000.00**
- 5) **Send Tax Statements to:**  
**address listed above**

☒ If this box is checked, the below applies:

If this instrument is being Re-Recorded, complete the following statement, in accordance with ORS 205.244: "Rerecorded at the request of title co to correct Buyers Names previously recorded in Book and Page , or as Fee Number 2023-008054."

(Legal description if corrected is attached to included certified document of the original.)

**2023-008054**

**Klamath County, Oregon**

**09/14/2023 02:05:01 PM**

**Fee: \$87.00**



After recording return to:  
Susan Boyd  
5241 Amberview Ln  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Susan Boyd  
5241 Amberview Ln  
Klamath Falls, OR 97603

File No.: 7161-4089090 (RT)  
Date: July 27, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Susan Lynn Boyd and Andrew C. Boyd

**D.R. Horton, Inc. -Portland**, Grantor, conveys and warrants to **Susan Boyd**, Grantee, the following  
described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 11 IN TRACT 1473 - PHEASANT RUN, ACCORDING TO THE OFFICIAL PLAT THEREOF ON  
FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2023-2024** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$416,000.00**. (Here comply with requirements of ORS 93.030)

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 16<sup>th</sup> day of August, 2023.

D.R. Horton, Inc. - Portland

By: \_\_\_\_\_

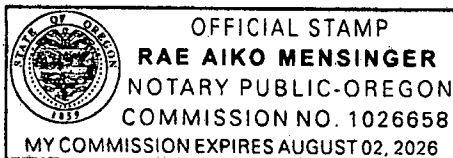
Name: Elizabeth C. Nelson  
Title: Division CFO

STATE OF Oregon )

County of Clackamas )

) ss.

This instrument was acknowledged before me on this 16<sup>th</sup> day of August, 2023 by Elizabeth C. Nelson as Division CFO of D.R. Horton, Inc. - Portland, on behalf of the Corporation.



Notary Public for Oregon  
My commission expires: August 2, 2026