



2023-008352
Klamath County, Oregon
09/26/2023 09:51:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kaylee A. Conner

37150 Jones Rd

Bonanza, OR 97623

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

Kaylee A. Conner

37150 Jones Rd

Bonanza, OR 97623

File No. 591234AM

STATUTORY WARRANTY DEED

Charles Neal Pinckney,

Grantor(s), hereby convey and warrant to

Kaylee A. Conner,

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 NW1/4 NE1/4 of Section 30, Township 39 South, Range 12, East of the Willamette Meridian, in the County of Klamath, State of Oregon, said parcel being the North 1005 feet of Deed Volume M77, page 9354 as recorded in the Klamath County Deed Records, being more particularly described as follows:

Beginning at the N1/4 corner of said Section 30; thence East 682 feet; thence South 20°15' East 1071.2 feet; thence West 1052.8 feet to the West line of said NW1/4 NE1/4; thence North 1005 feet to the point of beginning, including the area within the rights of way of Teare Road and Jones Road.

LESS AND EXCEPT from the above described property any portion of which lies Westerly of Teare Road.

The true and actual consideration for this conveyance is \$349,000.00.

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

87 AMT

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 25 day of September, 2023

Charles Neal Pinckney
Charles Neal Pinckney

State of Oregon } ss
County of Klamath }

On this 25 day of September, 2023, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Charles Neal Pinckney, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 10-27-2026

