



2023-008520  
Klamath County, Oregon  
09/29/2023 02:10:01 PM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Shonna R. Miles  
5825 Wocus Rd  
Klamath Falls, OR 97601

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

Shonna R. Miles  
5825 Wocus Rd  
Klamath Falls, OR 97601

File No. 604990AM

### STATUTORY WARRANTY DEED

**Joshua Lee Hardy and Savannah Lavonne Hardy, as Tenants in Common,**

Grantor(s), hereby convey and warrant to

**Shonna R. Miles,**

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:

**The SE1/4 NW1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point which is North along the quarter line a distance of 371.14 feet from the center of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath and running thence North 89°49' West a distance of 390.1 feet to a point which is on the Easterly right of way line of the Old Dalles-California Highway; thence North 6°02' East along said Easterly right of way line a distance of 114.0 feet to a point; thence South 89°49' East a distance of 378.15 feet to a point which is on the North-South quarter line of said Section 7; thence South along said quarter line a distance of 113.4 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$300,000.00.

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*

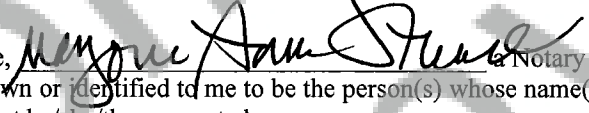
92


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.

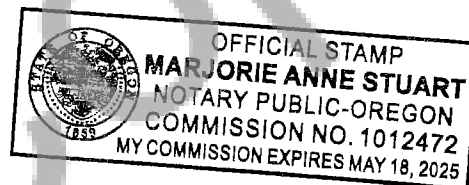
Dated this 27<sup>th</sup> day of Sep, 2023

  
Joshua Lee Hardy

State of Oregon } ss  
County of Klamath }

On this 27<sup>th</sup> day of September, 2023, before me,  a Notary Public in and for said state, personally appeared Joshua Lee Hardy, 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.

  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 5/18/25



Dated this 27<sup>th</sup> day of Sep, 2023

[Signature]  
Savannah Lavonne Hardy

State of Oregon } ss  
County of Klamath }

On this 27<sup>th</sup> day of September, 2023, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Savannah Lavonne Hardy, known 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.

[Signature]  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 5/18/25

