



2023-008558
Klamath County, Oregon
10/02/2023 01:18:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Francine M. Harrington

2100 Hope St

Klamath Falls, OR 97603

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

Francine M. Harrington

2100 Hope St

Klamath Falls, OR 97603

File No. 603769AM

STATUTORY WARRANTY DEED

Steven H. Eddy,

Grantor(s), hereby convey and warrant to

Francine M. Harrington,

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:

**That part of the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, in
the County of Klamath, State of Oregon, described as follows:**

**Beginning on the South boundary line of the SE1/4 NW1/4 at a point 330 feet East of the Southwest corner
of said SE1/4 NW1/4; thence North and parallel with the East line of said SE1/4 NW1/4, 920 feet to the true
point of beginning for this description; thence from said point of beginning East and parallel with the North
line of said SE1/4 NW1/4, 165 feet; thence South and parallel with the West line of the SE1/4 NW1/4, 80 feet;
thence West and parallel with the North line of said SE1/4 NW1/4, 165 feet; thence North and parallel with
the West line of said SE1/4 NW1/4, 80 feet to the point of beginning.**

**EXCEPTING THEREFROM that portion along the East line of said premises lying within the boundaries
of Hope Street and irrigation ditch.**

The true and actual consideration for this conveyance is \$239,000.00.

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 September 2023

Steven H. Eddy
Steven H. Eddy

State of Oregon } ss
County of Klamath }

On this 28 day of September, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Steven H. Eddy, 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 County
Commission Expires: 3/7/26

