



After recording return to:
Damen H. Portenier and Jessica D.
Portenier
1500 Joe Wright Road
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Damen H. Portenier and Jessica D.
Portenier
1500 Joe Wright Road
Klamath Falls, OR 97603

File No.: 7161-4102206 (SA)

Date: October 03, 2023

2023-008864

Klamath County, Oregon

10/13/2023 10:34:01 AM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDERS USE

STATUTORY WARRANTY DEED

Jonathan L. Marsden and James Marsden, not as tenants in common but with rights of survivorship, Grantor, conveys and warrants to **Damen H. Portenier and Jessica D. Portenier, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

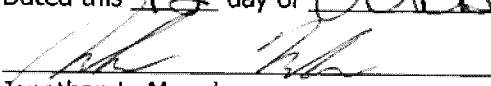
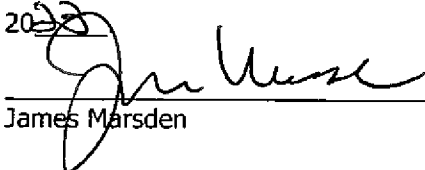
See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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.

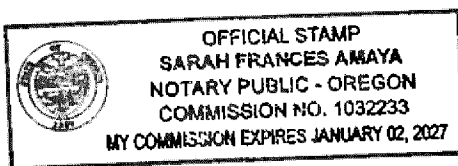
The true consideration for this conveyance is **\$425,000.00**. (Here comply with requirements of ORS 93.030)

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 12 day of October, 2023

 Jonathan L. Marsden

 James Marsden

STATE OF Oregon)
) ss.
 County of Jackson)

This instrument was acknowledged before me on this 12 day of October, 2023
 by **Jonathan L. Marsden and James Marsden.**





 Notary Public for Oregon
 My commission expires: 1/2/2027

EXHIBIT A

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

A TRACT OF LAND SITUATED IN THE SOUTH 1/2 NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY BOUNDARY OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 21, SAID TOWNSHIP AND RANGE FROM WHICH THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 NORTHWEST 1/4 OF SAID SECTION 21 BEARS SOUTH 88° 50 1/2' WEST 1638.6 FEET; THENCE SOUTH 0°10' WEST 613.45 FEET; THENCE SOUTH 89°40' EAST 581.6 FEET, MORE OR LESS, TO THE WESTERLY BOUNDARY OF THE U.S. LATERAL CANAL; THENCE ALONG SAID BOUNDARY NORTH 55°55 1/2' WEST 402.5 FEET AND NORTH 6°45' WEST 394.4 FEET, MORE OR LESS, TO THE NORTHERLY BOUNDARY OF THE SOUTH 1/2 NORTHWEST 1/4 OF SAID SECTION 21; THENCE SOUTH 88°50 1/2' WEST ALONG SAID BOUNDARY A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THE PORTION LYING WITHIN JOE WRIGHT COUNTY ROAD.

NOTE: This legal description was created prior to January 1, 2008.