



2023-009379
Klamath County, Oregon
10/31/2023 11:46:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Shane R. Durant and Michelle A. Durant

39890 Modoc Point Rd.

Chiloquin, OR 97624

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

Shane R. Durant and Michelle A. Durant

39890 Modoc Point Rd.

Chiloquin, OR 97624

File No. 607719AM

STATUTORY WARRANTY DEED

Bobby Jack Garrett, Sr. and Dorris Aileen Garrett, Nancy A. Andrew,

Grantor(s), hereby convey and warrant to

Shane R. Durant and Michelle A. Durant, as Tenants by the Entirety,

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 portion of Government Lot 10, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at the point where the South boundary of Government Lot 10 intersects the East shore of Klamath Lake and running from thence East 320 feet to the center of the Dalles-California Highway; thence North 14° East 365 feet along the center of the said Dalles-California Highway; thence West 315 feet to the East shore of Klamath Lake; thence South and West along the shore of the said lake to the place of beginning;

Also, that portion of Government Lot 15, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at the point where the North boundary of Government Lot 15 intersects the East shore of Klamath Lake and running from thence East 320 feet to the center of the Dalles-California Highway; thence South 14° West 416 feet along the center of the said Dalles-California Highway; thence West 335 feet to the East shore of Klamath Lake; thence North and East along the shore of the said Klamath Lake to the place of beginning all in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$150,000.00.

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:

SIGNED IN COUNTERPART

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 day of October, 2023

Bobby Jack Garrett Sr.

Doris Aileen Garrett

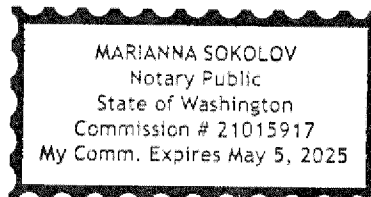
Nancy A. Andrew
Nancy A. Andrew

State of Washington } ss
County of Clark }

On this 27 day of October, 2023, before me,

Marianna Sokolov a Notary Public in and for said state, personally
appeared Nancy A. Andrew, 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.

Marianna Sokolov
Notary Public for the State of Washington
Residing at: Clark County
Commission Expires: 05/05/2025



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 30 day of October, 2023

Bobby Jack Garrett Sr
Bobby Jack Garrett Sr.

Doris Aileen Garrett
Doris Aileen Garrett

Nancy A. Andrew

State of Oregon) ss
County of TAM)

On this 30 day of October, 2023, before me,
Sandra Lyn Page a Notary Public in and for said state, personally
appeared Bobby Jack Garrett Sr & Doris Aileen Garrett 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.

Sandra Lyn Page
Notary Public for the State of Oregon
Residing at: Flame DR
Commission Expires: 1-07-2028

