

**2023-009379**

Klamath County, Oregon

10/31/2023 11:46:01 AM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORD

**2023-009599**

Klamath County, Oregon

11/07/2023 08:49:01 AM

Fee: \$102.00

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

\*Re recorded at the request of AmeriTitle to EXCEPT  
from the legal description, parcels that were erroneously included, and  
correct the spelling of the Grantor. Previously recorded in 2023-009379.

**STATUTORY WARRANTY DEED**

Doris

**Bobby Jack Garrett, Sr. and ~~Doris~~ 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.**

PLEASE SEE ATTACHED EXHIBIT "A" for parcels to be EXCEPTED THEREFROM THE ABOVE.

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

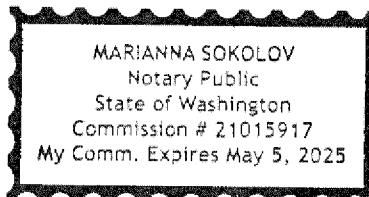
Nancy A. Andrew

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.

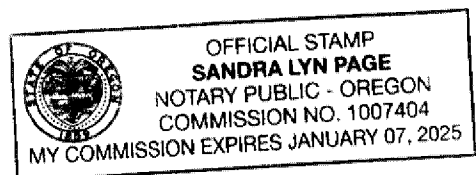
Doris Aileen Garrett  
Doris Aileen Garrett

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 No DR  
Commission Expires: 1-07-2028



## EXHIBIT "A"

EXCEPTING THEREFROM a parcel of land situated in Government Lot 15 of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

The South 90 feet of the following described tract of land: Beginning at the point where the North boundary of Government Lot 15 intersects the East shore of Klamath Lake; thence East 320 feet to the center of said Modoc Point Road; thence South 0 degrees 14' West 416 feet along the center of said Modoc Point Road; thence West 335 feet to the East shore of Klamath Lake; thence North and East along the shore of Klamath Lake to the point of beginning. EXCEPTING THEREFROM and portion lying with the right of way of Modoc Point Road.

ALSO EXCEPTING THEREFROM a tract of land in Government Lot 15 of Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

The North 80 feet of the South 330 feet of the following described tract of land: Beginning at the point where the North boundary of Lot 15 intersects the East shore of Klamath Lake; thence East 320 feet to the center of the Dalles-California Highway; thence South 14' West 416 feet along the center of said Dalles-California Highway; thence West 335 feet to the East shore of Klamath Lake; thence North and East along the shore of Klamath Lake to the place of beginning. EXCEPTING THEREFROM the right of way of the Dalles-California Highway.

AND

A parcel of land situated in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the intersection of the Northerly line of Government Lot 15 of said Section 6 with the Westerly right of way line of the Old Dalles-California Highway (State Hwy. No. 427); thence South 00 degrees 13' 00" West along said right-of-way line 166.00 feet to the point of beginning for this description; thence continuing South 00 degrees 13' 00" West along said right of way line 80.00 feet; thence leaving said right of way line West, 286.67 feet to the mean high water line of Agency Lake; thence Northerly along said high water line to the intersection of said high water line with the Southerly line of that certain parcel of land described in Deed Volume M69, page 7675, Microfilm Records of Klamath County, Oregon; thence East along said Southerly line 266.46 feet to the point of beginning.

AND

A parcel of land situated in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the intersection of the Northerly line of Government Lot 15 of said Section 6 with the Westerly right-of-way line of the old Dalles-California Highway (State Highway No. 427); thence South 00 degrees 13' 00" West along said right-of-way line 246.00 feet to the point of beginning for this description; thence leaving said right-of-way line West, 286.67 feet to a point on the mean high water line

of Agency Lake; thence Southerly along said high water line to the intersection of said high water line with the Northerly line of that certain parcel of land conveyed in Deed Volume M72, page 6589, Microfilm Records of Klamath County, Oregon; thence leaving said high water line East along said Northerly line 296.53 feet to a point on the Westerly right-of-way line of said Dalles-California Highway; thence North 00 degrees 13' 00" East along said right-of-way line 80.00 feet more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM all that portion of Lot 10, Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the center-line of the old Dalles-California Highway which is North 0°14' East a distance of 275.0 feet from the South line of said Lot 10; thence continuing North 0°14' East along said center line a distance of 90.0 feet; thence West, parallel to the South line of said Lot 10, a distance of 315.0 feet, more or less to the shore line of Agency Lake; thence Southerly along said shore line to a point due West of the point of beginning; thence East, parallel to the South line of said Lot 10, a distance of 320.0 feet, more or less, to said Highway center line and the point of beginning.

EXCEPTING THEREFROM that portion lying within the right-of-way of the Highway, said parcel being the North 90 feet of the South 365 feet of said Lot 10 which lies West of the old Dalles-California Highway.

ALSO EXCEPTING THEREFROM A parcel of land situate in Section 6, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the intersection of the Southerly line of Government Lot 10 of said Section 6 with the Westerly right-of-way line of the old Dalles-California Highway (State Highway No. 427); thence North 00 degrees 13' 00" East along said right-of-way line 118.00 feet to the point of beginning for this description; thence continuing along said right-of-way line North 00 degrees 13' 00" East, 157.00 feet; thence leaving said right-of-way line West along the Southerly line of that certain parcel of land conveyed in Deed Volume M65, page 546 of Klamath County Deed Records a distance of 279.92 feet to the mean high water line of Agency Lake; thence Southerly along said mean high water line to a point where a line that is 118.00 feet Northerly of but parallel to said South line of Government Lot 10 intersects said high water line; thence leaving said high water line East, 278.09 feet to the point of beginning.