

**2023-009683****Klamath County, Oregon**

11/08/2023 12:59:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Donald L. Manley5711 S 6th St.Klamath Falls, OR 97603

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

Donald L. Manley5711 S 6th St.Klamath Falls, OR 97603File No. 608787AM

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**STATUTORY WARRANTY DEED****R. Mark Trelease,**

Grantor(s), hereby convey and warrant to

**Donald L. Manley,**

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:

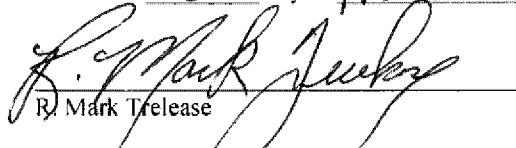
**Beginning at an iron pipe marking the Southeast corner of SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, said point being the Northeast corner of "Perry's Addition to Lloyds Tracts" Subdivision; thence South 89°50' West along the South line of the S1/2 SE1/4 NW1/4 of said Section 11 a distance of 201.90 feet to an iron pin on the Westerly right-of-way line of Hope Street; thence North 0°17' East along said Westerly line of Hope Street, a distance of 97.31 feet being the true point of beginning of this description; thence South 89°39'30" West to a point which lies 97.41 feet more or less on the Southerly extension of the Westerly line of a tract of land conveyed to Reginald E. Bristler and A. Marion Bristler in Deed Volume 358 at page 438; thence South along said Southerly extension of the Westerly line of said Bristler tract to the South line of the S1/2 SE1/4 NW1/4 of said Section 11; thence Easterly along said South line of the Westerly right-of-way line of Hope Street. to the point of beginning.**

The true and actual consideration for this conveyance is \$418,900.00.

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:

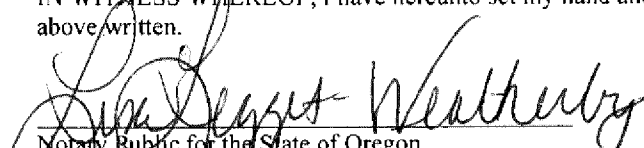
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 3 day of November, 2023

  
R. Mark Trelease

State of Oregon } ss  
County of Klamath }

On this 3 day of November, 2023, before me, Lisa Legget Weatherby a Notary Public in and for said state, personally appeared R. Mark Trelease, 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  
Commission Expires: 9/27/2027

