



2023-009818
Klamath County, Oregon
11/14/2023 10:42:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Hyon Knorr Shaffer

16477 Meadows Rd.

White City, OR 97503

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

Hyon Knorr Shaffer

16477 Meadows Rd.

White City, OR 97503

File No. 610400AM

STATUTORY WARRANTY DEED

Michael Thompson and Cynthia Thompson, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Hyon Knorr Shaffer,

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:

Please see attached Exhibit "A"

The true and actual consideration for this conveyance is \$365,000.00.

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:

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

13

day of

November 2023

Michael Thompson

Cynthia Thompson

State of Oregon } ss
County of Klamath }

On this 13 day of November, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Michael Thompson and Cynthia Thompson, 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 County

Commission Expires:

3/7/24

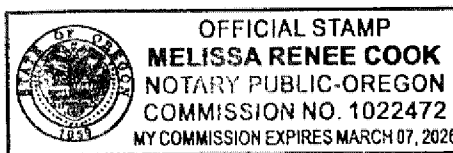


EXHIBIT "A"

Parcel 1:

Lots 14, 15 and 16 of the SUBDIVISION OF TRACTS "B" AND "C" OF FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM the following portion of Lot 16 being more particularly described as follows:

Beginning at the Southwest corner of said Lot 16; thence North 89°17' East along the South line of said Lot 16, 5.0 feet; thence North 01°45'30" West 97.8 feet to the Northwest corner of said Lot 16; thence South 01°11' West 97.8 feet to the point of beginning, with bearings based on the South line of said Lot 16 as being North 89°17' East.

Parcel 2:

Lots 34, 35, 36, 37, 38 and 49, SUBDIVISION OF TRACTS "B" AND "C" FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH

A tract of land situated in Tract C, FRONTIER TRACTS, SE1/4 Section 9, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:

Beginning at an iron pin located South 1°11' West 500.8 feet and South 89°17' West 100.00 feet from the East 1/4 corner of said Section 9; thence North 1°11' East 208.7 feet to an iron pin on the South Bank of Pitt Creek; thence Westerly along the South Bank of Pitt Creek 102 feet, more or less, to an iron pin; thence South 1°11' West 196.9 feet to an iron pin; thence North 89°17' East 100.0 feet to the point of beginning.

TOGETHER WITH

The following described property situated in Tract C, FRONTIER TRACTS, in Section 9, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon.

Beginning at an iron pin located South 1°11' West 500.8 feet and South 89°17' West 446.2 feet from the East 1/4 corner of said Section 9, said point being on the East bank of Pitt Creek; thence North 89°17' East 246.2 feet to an iron pin; thence North 1°11' East 196.9 feet to an iron pin on the South bank of Pitt Creek; thence Southwesterly along the Southeast bank of Pitt Creek to the point of beginning.