



2023-009856
Klamath County, Oregon
11/15/2023 09:56:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Conner Tocheri and Katie Gregson

PO Box 383

Bonanza, OR 97623

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

Conner Tocheri and Katie Gregson

PO Box 383

Bonanza, OR 97623

File No. 605849AM

STATUTORY WARRANTY DEED

Elsie R. McIntyre, Individually and as Affiant of the Estate of Evah Mae Cooper, Deceased, Klamath County
Case #22PB10603,

Grantor(s), hereby convey and warrant to

Conner Tocheri and Katie Gregson, with right of survivorship,

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:

Commencing at the iron pin which marks the Northwest corner of Lot 3, Section 31, Township 37 South, Range 9 East of the Willamette Meridian, and running thence South 1°5' West along the West 40 line of said Lot 3, a distance of 328.5 feet to an iron pin; thence North 73°54' East a distance of 140.8 feet to a point which is the point of curvature of a 16° curve to the left of the State Highway; thence at right angles on a radial line of said 16° curve a distance of 30 feet to an iron pin which is on the Southeasterly right of way line of the Dalles-California Highway; thence following the arc of a 14°46' curve to the left which curve is also the Southeasterly right of way line of the said highway a distance of 39.1 feet to an iron pin which is the true point of beginning of the Tract herein described; thence continuing along the arc of said 14°46' curve to the left a distance of 70 feet to an iron pin which lies 30 feet Southeasterly from the center line of the State Highway; thence South 32°14' East along a radial line of said curve a distance of 209.5 feet to an iron pin; thence South 26°39' West a distance of 43.9 feet to an iron pin; thence North 63°21' West a distance of 112 feet to an iron pin; thence North 21°54' West along a line which is a radial line of the above mentioned 14°46' curve a distance of 144.9 feet, more or less to the true point of beginning. Said tract being in Lot 3, Section 31, Township 37 South, Range 9 East, Willamette Meridian.

The true and actual consideration for this conveyance is \$71,000.00.

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 13th day of November, 2023.

Estate of Evah Mae Cooper

By: Elsie R McIntyre
Elsie R. McIntyre, Affiant

Elsie R McIntyre
Elsie R. McIntyre

State of Washington
County of Strom

On this 13th day of November, 2023, before me, Christina M. Bus, a Notary Public in and for said state, personally appeared Elsie R. McIntyre, Individually and as Affiant of the Estate of Evah Mae Cooper, 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.

CB
Notary Public for the State of Washington
Residing at: Everett WA
Commission Expires: 5/11/26

