



2023-010243
Klamath County, Oregon
11/29/2023 10:42:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Allan Darwin Emmons and Dina Susan Emmons

PO Box 261

Keno, OR 97627

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

Allan Darwin Emmons and Dina Susan Emmons

PO Box 261

Keno, OR 97627

File No. 612134AM

STATUTORY WARRANTY DEED

Patty Kay Georgeson,

Grantor(s), hereby convey and warrant to

Allan Darwin Emmons and Dina Susan Emmons, 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:

The following described real property situated in the NW1/4 of the NW1/4 of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:


Beginning at the intersection of the West line of Section 6, Township 40 South, Range 8 East of the Willamette Meridian with the southerly line of the Ashland-Klamath Falls Highway as now established; running thence along the Southerly line of said Highway North 88° 58' 14" East, 77 feet; thence South 10° 36' 54" West to a point of intersection with the Southerly line of Keno School Tract, a projected Westerly; thence North 56° 53' 36" West, 61.9 feet along the Westerly projection of the Southerly line of said Keno School Tract to an intersection with the West line of said Section 6; thence North 0° 07' 06" West along the section line to a point of beginning.

The true and actual consideration for this conveyance is \$174,000.00.

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 22 day of November, 2023


Patty Kay Georgeson

State of Oregon } ss
County of Klamath }

On this 22 day of November, 2023, before me, Emily Coe a Notary Public in and for said state, personally appeared Patty Kay Georgeson, 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 Falls OR
Commission Expires: 9/27/2025

