



2023-010767
Klamath County, Oregon
12/15/2023 03:01:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Steven Brant and Jennifer Brant

11928 Mallory Dr

Klamath Falls, OR 97603

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

Steven Brant and Jennifer Brant

11928 Mallory Dr

Klamath Falls, OR 97603

File No. 615314AM

STATUTORY WARRANTY DEED

Ronald J. Milligan and Sherry L. Milligan,

Grantor(s), hereby convey and warrant to

Steven Brant and Jennifer Brant, 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:

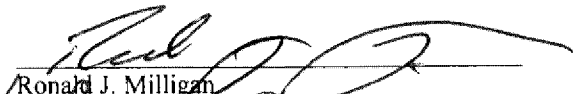

Please see attached Exhibit "A"

The true and actual consideration for this conveyance is \$500,000.00.

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 15th day of December, 2023.


Ronald J. Milligan

Sherry L. Milligan

State of Oregon } ss
County of Klamath }

On this 15th day of December, 2023, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Ronald J. Milligan and Sherry L. Milligan, 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: 5/18/2025

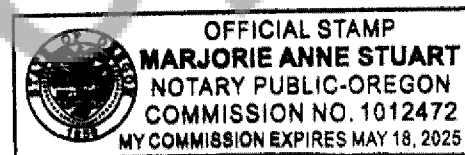


EXHIBIT "A"

Parcel 1:

A tract of land situated in N1/2 SE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the South right of way line of Mallory Drive and the East line of Lot 1, Block 3, Pine Grove Ranchettes; thence East along the South line of Mallory Drive 450.13 feet to the true point of beginning; thence South 0°08' West 222 feet; thence East 194.71 feet; thence North 0°08' East 222 feet to the South line of Mallory Drive; thence West along Mallory Drive to the point of beginning.

LESS AND EXCEPT a strip of land situated in the NE1/4 SE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point South 89°55'00" East 453.19 feet from the Northeast corner of Lot 1, Block 3, Pine Grove Ranchettes, a duly recorded subdivision plat, said point being on the Southerly right of way line of Mallory Drive; thence continuing South 89°55'00" East 14.00 feet; thence South 00°08'00" West 222.00 feet; thence North 89°55'00" West 14.00 feet to the Easterly line of that tract of land described in Deed Volume M74, page 15447, as recorded in the Klamath County Deed Records; thence North 00°08'00" East, along said Easterly line and the Easterly line of that tract of land described in Deed Volume M68, page 2191 of said Deed Records, 222.00 feet to the point of beginning.

Parcel 2:

A strip of land situated in the NE1/4 SE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point South 89°55'00" East 661.90 feet from the Northeast corner of Lot 1, Block 3, Pine Grove Ranchettes, a duly recorded subdivision plat, said point being on the Southerly right of way line of Mallory Drive, said point also being the Northwest corner of that tract of land described in Deed Volume M78, page 1131, as recorded in the Klamath County Deed Records; thence South 00°08'00" West, along the Westerly line of said tract of land (Deed Volume M78, page 1131), 222.00 feet; thence North 89°55'00" West 14.00 feet to the Easterly line of that tract of land described in Deed Volume M74, page 15986, as recorded in said Deed Records; thence North 00°08'00" East, along said Easterly line 222.00 feet; thence South 89°55'00" East 14.00 feet to the point of beginning.