

2023-010849

Klamath County, Oregon

12/19/2023 02:45:01 PM

Fee: \$92.00



After recording return to:
Chohan Capital, LLC
5394 N Rosalia Ave
Fresno, CA 93723

Until a change is requested all tax
statements shall be sent to the
following address:
Chohan Capital, LLC
5394 N Rosalia Ave
Fresno, CA 93723

File No.: 7101-4097941 (ah)
Date: August 25, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Carey Kelley and Nikki Kelley, as tenants by the entirety, Grantor, conveys and warrants to **Chohan Capital, LLC, a California limited liability company**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$355,000.00**. (Here comply with requirements of ORS 93.030)

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.

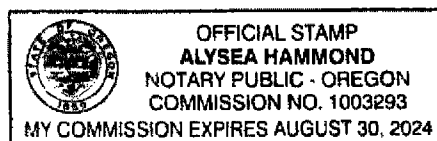
Dated this 8th day of December, 2023.

Carey Kelley
Carey Kelley

Nikki Kelley
Nikki Kelley

STATE OF Oregon)
County of Benton) ss.

This instrument was acknowledged before me on this 8 day of December, 2023
by **Carey Kelley and Nikki Kelley**.



Alysea Hammond
Alysea Hammond
Notary Public for Oregon
My commission expires: 08/30/2024

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

Running 944.08 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, East to an iron pipe on East line of Dalles-California Highway; thence Southerly on said line 1213 feet 7 inches to point of beginning; thence Easterly 220 feet; thence 200 feet Southerly; thence 220 feet Westerly back to the line of highway, at right angles to same; thence 200 feet Northerly along line of highway to place of beginning, less strip 20 feet by 200 feet along line of highway conveyed to State Highway Department for right of way.

PARCEL 2:

Running 944.08 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, East to an iron pipe on the East line of Highway 97; thence Southerly along said line 1413 feet 7 inches to point of beginning; thence Easterly at right angles to Highway 200 feet; thence Southerly parallel to Highway 97, 60 feet; thence Westerly at right angles to said Highway 200 feet; thence Northerly along East right of way line of Highway, 60 feet to point of beginning.

EXCEPT 20 feet along Highway 97 deeded to State Highway Commission.

PARCEL 3:

Running 944.08 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, East to the iron pipe on the East line of the Dalles-California Highway; thence Southerly on said line 1473 feet and 7 inches to point of beginning; thence Easterly at right angles to said highway, 220 feet; thence Southerly parallel to Highway 97, 50 feet; thence Northwesterly at right angles to said highway, 220 feet to the line of Highway; thence Northerly along said highway 50 feet parallel to said highway to place of beginning.

EXCEPT 20 feet along Highway 97.

NOTE: This legal description was created prior to January 01, 2008.