

RECORDING REQUESTED BY:



315 Commercial St SE, Ste 150
Salem, OR 97301

AFTER RECORDING RETURN TO:

Order No.: 471823127563-SG
Chase Osborne
35264 Conifer Ln
Astoria, OR 97103

SEND TAX STATEMENTS TO:

Chase Osborne
35264 Conifer Ln
Astoria, OR 97103

APN/Parcel ID(s): 282
Tax/Map ID(s): 3511-03100-01700

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kurt Hamilton, Grantor, conveys and warrants to Chase Osborne, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

The W1/2 SE1/4 SE1/4 of Section 31, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIFTEEN THOUSAND AND NO/100 DOLLARS (\$15,000.00). (See ORS 93.030).

SUBJECT TO:

1. Special Assessment disclosed by the Klamath tax rolls:

For: Fire Patrol Surcharge

2. Special Assessment disclosed by the Klamath tax rolls:

For: Klamath Lake Grazing

3. Special Assessment disclosed by the Klamath tax rolls:

For: Klamath Lake Timber

4. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.

5. Reservation of Oil, gas, or other minerals, including the terms and provisions contained therein, in deed from Klamath Falls Land Co..

Recorded: October 22, 1970

Volume: M70, page 9465

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STATUTORY WARRANTY DEED

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 11/36/23

[Signature]
Kurt Hamilton

State of OR
County of Marion

This instrument was acknowledged before me on 11/36/23 by Kurt Hamilton .

[Signature]
Notary Public - State of Oregon

My Commission Expires: 5/23/25

