



2024-000501
Klamath County, Oregon
01/19/2024 10:35:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Alexander N. Alcorn and Mary K. Alcorn

PO Box 782

Merrill, OR 97633

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

Alexander N. Alcorn and Mary K. Alcorn

PO Box 782

Merrill, OR 97633

File No. 604758AM

STATUTORY WARRANTY DEED

Deborah Davenport, Trustee of the Eleanor R. Stuck Trust dated June 1, 2020,

Grantor(s), hereby convey and warrant to

Alexander N. Alcorn and Mary K. Alcorn, 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 S1/2 SW1/4 and W1/2 SW1/4 SE1/4 less the East 124 feet of said W1/2 SW1/4 SE1/4 in Section 25, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon,

EXCEPTING THEREFROM THE FOLLOWING:

The Easterly 1324 feet of the following described property: The S1/2 SW1/4 and W1/2 SW1/4 SE1/4, less the East 124 feet of said W1/2 SW1/4 SE1/4, Section 25, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$660,000.00.

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 16 day of January, 2024

The Eleanor R. Stuck Trust

By: Deborah Davenport, Trustee
Deborah Davenport, Trustee

State of Oregon} ss.
County of Klamath}

On this 16 day of January, 2024, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Deborah Davenport known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Eleanor R. Stuck Trust dated June 1, 2020, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Twila Jean Pellegrino
Notary Public for the State of Oregon»
Residing at: Klamath County, Oregon
Commission Expires: 10-27-2026

