



2024-000519

Klamath County, Oregon

01/19/2024 01:35:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Kimberly Warren

220 Forest Trail

Argyle, TX 76226

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

Kimberly Warren

8512 Highway 39

Klamath Falls OR 97603

File No. 617152AM

STATUTORY WARRANTY DEED

Jami A. Knox and George Phillip Knox III, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Kimberly Warren,

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:

A tract of land situated in the E1/2 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County Oregon, being more particularly described as follows:

Beginning at the Southwest corner of Parcel 3 of "Major Land Partition No. 36-85", said point being on the North line of that tract of land described in Deed Volume M97, page 24079 of the Klamath County Microfilm records; Thence along the boundary of said Deed Volume, West 152.44 feet, South 269.1 feet and North 88 degrees 43' East 496.0 feet, more or less to the West right of way line of State Highway 39; Thence South along said right of way line, 755 feet, more or less to the Northeasterly right of way line of the Burlington Northern Railroad; Thence Northwesterly, along said right of way line, 610 feet, more or less; Thence West, along said right of way line, 190 feet, more or less, thence Northwesterly, along said right of way line, 170 feet more or less, to the Easterly right of way line of the USBR A-7 lateral; Thence Northerly along the said right of way line, 1210 feet, more or less, to the Southerly right of way line of Henley Road as described in Volume 75, page 629 of the Klamath County Deed records; Thence South 89 degrees 35' East, along the said Right of Way line, 270 feet, more or less, to the West line of that tract of land described in Deed Volume M92, page 15067 of the Klamath County Microfilm records; Thence South along said West line, 22 feet, more or less, to a point on the West line of said "Major Land Partition No. 36-85", Thence South 644.94 feet to the point of beginning

The true and actual consideration for this conveyance is \$477,500.00.

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 19th day of January, 2024.

George Phillip Knox III

George Phillip Knox III

Jami A. Knox

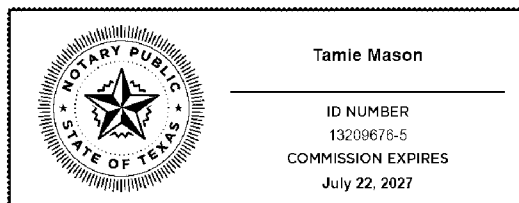
Jami A. Knox

State of Texas } ss
County of Brazoria }

On this 19th day of January, 2024, before me, Tamie Mason a Notary Public in and for said state, personally appeared George Phillip Knox III and Jami A. Knox 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.

Tamie Mason

Notary Public for the State of Texas
Residing at: Brazoria
Commission Expires: 07/22/2027



Notarized online using audio-video communication