



2024-000825
Klamath County, Oregon
02/01/2024 01:59:01 PM
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Monte Brollier and Virginia C. Brollier

14545 Hwy 39

Klamath Falls, OR 97603

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

Monte Brollier and Virginia C. Brollier

14545 Hwy 39

Klamath Falls, OR 97603

File No. 617697AM

STATUTORY WARRANTY DEED

Shane M. Brollier and Hannah B. Brollier, as Tenants by the Entirety,
Grantor(s), hereby convey and warrant to

Monte Brollier and Virginia C. Brollier,

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 \$262,000.00.

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:

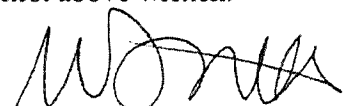
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 30th day of January, 2024.

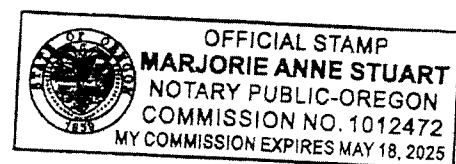

Shane M. Brollier

State of Oregon } ss
County of Klamath }

On this 30th day of January, 2024, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Shane M. Brollier, 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 Falls, OR
Commission Expires: 5/18/2025



Hannah B. Brollier
Hannah B. Brollier

State of Oregon } ss
County of Lake }

On this 30th day of January, 2024, before me, Kim Annette Callaghan a
Notary Public in and for said state, personally appeared Hannah B. Brollier, 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.

Kim Annette Callaghan
Notary Public for the State of Oregon
Residing at: Lakeview
Commission Expires: 8/4/2026

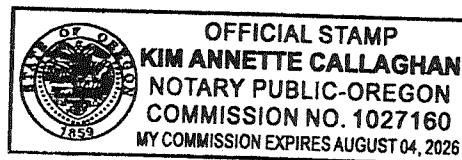


EXHIBIT "A"

The following described property situated in Klamath County, Oregon, contained in Property Line Adjustment No. 46-96:

All of the SW1/4 NE1/4 of Section 23, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, excepting therefrom that portion containing 3.56 acres, more or less deeded to the Great Northern Railway Company described and recorded in Volume 95 on page 475, Deed Records of Klamath County, Oregon.

SAVING AND EXCEPTING THEREFROM the following described parcels:

Beginning at a point a distance of 370 feet South of the NE corner of the SW1/4 NE1/4 of Section 23, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon along the East boundary of said SW1/4 NE1/4, thence South 848.71 feet more or less to the intersection of the Northern right of way of the Great Northern Railway, thence North 47 degrees 16' West along said right of way a distance of 1,266.82 feet more or less, thence East parallel to the North line of the SW1/4 NE1/4 a distance of 940.49 feet more or less to the point of beginning.

Beginning at the point of intersection of the East boundary of the NW1/4 SE1/4 of Section 23, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon and the Southerly right of way boundary of the Great Northern Railway Co., thence South along said East boundary a distance of 66 feet, thence West parallel with the South boundary of said NW1/4 SE1/4 a distance of 1,320 feet more or less to the West boundary thereof; thence North along said West boundary 1,283.9 feet more or less to an iron pipe at the intersection of the Southern right of way of the Great Northern Railway Co. and the West boundary of said SW1/4 NE1/4, thence South 47 degrees 16' East along same a distance of 1,794.89 feet more or less to the point of beginning