



2024-000926

Klamath County, Oregon

02/06/2024 08:33:01 AM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Ronald Bradbury and Angela Bradbury

PO Box 134

Keno, OR 97627

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

Ronald Bradbury and Angela Bradbury

PO Box 134

Keno, OR 97627

File No. 619015AM

STATUTORY WARRANTY DEED

Designs by Debbie LLC, a Nevada Domestic Limited Liability Company,

Grantor(s), hereby convey and warrant to

Ronald Bradbury and Angela Bradbury, 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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$375,000.00.

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 1 day of February, 2024.

Designs by Debbie LLC, a Nevada Domestic Limited Liability Company

By: Deborah L. Pastini
Deborah L. Pastini, Managing Member

State of Montana } ss
County of Lincoln }

On this 1 day of February, 2024, before me,
Kasey Vincent a Notary Public in and for said state, personally appeared Deborah L. Pastini known or identified to me to be the Managing Member in the Limited Liability Company known as Designs By Debbie LLC., a Nevada Limited Liability Company who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

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

Kasey Vincent
Notary Public for the State of Montana
Residing at: Libby Montana
Commission Expires:

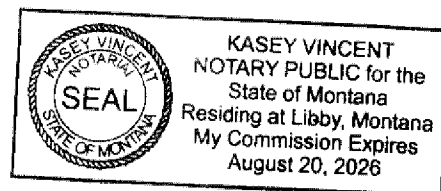


EXHIBIT 'A'

A portion of the NE1/4 SE1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies South 30.00 feet; North 89 degrees 44' 30" West 209.20 feet and South 10.01 feet from the 5/8 inch iron pin marking the East quarter corner of Section 2 aforementioned Township and Range (Said quarter corner also marking the intersection of Madison and South Sixth Streets); thence South 313.43 feet to a point; thence North 70 degrees 19' West 74.93 feet to a point; thence North 298.55 feet to a point on the Southerly right of way line of South Sixth Street; thence South 89 degrees 42' 40" East 70.55 feet to the point of beginning.

SAVING AND EXCEPTING THEREFROM that portion deeded by William Paul Swigart, et ux, et al., to the State of Oregon, by and through its State Highway Commission by Deed recorded July 27, 1964 in Volume 355 at page 9, Deed Records of Klamath County, Oregon