



2024-000937
Klamath County, Oregon
02/06/2024 09:49:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Cedrick Reed and Savannah Reed

10815 Hwy 39

Klamath Falls, OR 97603

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

Cedrick Reed and Savannah Reed

10815 Hwy 39

Klamath Falls, OR 97603

File No. 620152AM

STATUTORY WARRANTY DEED

Lyle G. Young and Karen A. Young, as Trustees of the Lyle and Karen Young Family Trust dated January 5, 2015,

Grantor(s), hereby convey and warrant to

Cedrick Reed and Savannah Reed, 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 following described real property is situated in Section 31, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, being more particularly described as follows:

Beginning at the Southwest corner of Section 31, Township 39 South, Range 10 East of the Willamette Meridian; thence East 784.45 feet to the point of beginning. This point is located on the centerline of the termination of the U.S. Bureau of Reclamation Lateral C-5 and the South line of Section 31. Thence Northeasterly along the centerline of an irrigation ditch on the following bearings: North 3°20' West 36.4 feet; thence North 31°31' East 405.0 feet; thence North 40°22' East 75.8 feet; thence North 30°53' West 51.0 feet; thence North 17°12' West 66.4 feet; to a point. Then leaving the irrigation ditch East 643.0 feet to the West meander line of Lost River as it now exists (1973); thence Southerly along the West meander line of Lost River to a point that intersects the South Section line of Section 31 and is 965.0 feet East of the point of beginning; thence West 965.0 feet to the point of beginning.

EXCEPTING THEREFROM any portion conveyed to U.S.A as disclosed by instrument recorded October 19, 1908 in Deed Volume 25, page 158, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$545,000.00.

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 1st day of February, 2024.

Lyle and Karen Young Family Trust

By: Kenneth Young
Kenneth Young, Successor Trustee

State of North Carolina } ss
County of Johnston }

On this 1st day of February, ^{2024 DT} 2023, before me, Donna J Fleming a Notary Public in and for said state, personally appeared Kenneth Young, Successor Trustee of the Lyle and Karen Young Family Trust 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.

Donna J Fleming
Notary Public for the State of North Carolina
Residing at: Zebulon, NC 130 Ayleburg Rd
Commission Expires: August 11, 2026

