



After recording return to:  
Richard Harvey Talley and Kim Teresa  
Talley  
1201 Southeast Brookwood Avenue  
Hillsboro, OR 97123

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Richard Harvey Talley and Kim Teresa  
Talley  
1201 Southeast Brookwood Avenue  
Hillsboro, OR 97123

File No.: 7161-4128972 (SA)

Date: January 09, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Scott A. Mickelson and Ashley Mickelson, who acquired title as Ashley Westin**, Grantor,  
conveys and warrants to **Richard Harvey Talley and Kim Teresa Talley as tenants by the entirety**  
, Grantee, the following described real property free of liens and encumbrances, except as specifically set  
forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the  
public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$815,000.00**. (Here comply with requirements of ORS 93.030)

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 5 day of February, 2024.

Scott A. Mickelson  
Scott A. Mickelson

Ashley Mickelson  
Ashley Mickelson

STATE OF Oregon )  
County of Jackson ) ss.

This instrument was acknowledged before me on this 5 day of February, 2024  
by **Scott A. Mickelson and Ashley Mickelson**.



Notary Public for Oregon  
My commission expires: 1/2/2027

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**THAT PORTION OF SECTION 8, TOWNSHIP 41 SOUTH, RANGE 11 EAST, OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON, DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE QUARTER CORNER COMMON TO SECTIONS 7 AND 8, TOWNSHIP 41 SOUTH, RANGE 11 EAST OF THE WILLAMETTE MERIDIAN, THENCE SOUTH ALONG SECTION LINE 2,145 FEET; THENCE EAST 200 FEET; THENCE SOUTH 104 FEET THE NORTHERLY LINE OF THE U.S.R.S. "J" CANAL RIGHT-OF-WAY; THENCE FOLLOWING SAID RIGHT-OF-WAY LINE NORTHERLY AND EASTERLY TO THE SOUTHERLY BOUNDARY OF "B" DRAIN; THENCE ALONG THE SOUTHERLY BOUNDARY OF "B" DRAIN TO THE SECTION LINE COMMON THE SAID SECTIONS 7 AND 8; THENCE SOUTH 83 FEET TO THE PLACE OF BEGINNING, SITUATED IN THE SW 1/4 NW 1/4 NW 1/4 SW 1/4 AND GOVERNMENT LOTS 4 AND 5 OF SECTION 8, TOWNSHIP 41 SOUTH, RANGE 11 EAST, OF THE WILLAMETTE MERIDIAN.**

**EXCEPTING THEREFROM ANY PORTION THEREOF LYING WITHIN THE BOUNDARIES OF MALONE ROAD.**

**NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.**