

LA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2024-001409

Klamath County, Oregon



00325363202400014090030030

02/23/2024 09:24:24 AM

Fee: \$92.00

After recording, return to (Name and Address):

Gary R. Wynn
 2545 Patterson Street
 Klamath Falls, OR 97603

Until requested otherwise, send all tax statements to
 (Name and Address):

Gary R. Wynn
 2545 Patterson Street
 Klamath Falls OR 97603

[SPACE RESERVED FOR RECORDER'S USE]

WARRANTY DEED

GARY R. WYNN

("grantor"),

for the consideration stated below, does hereby grant, bargain, sell and convey to

Jacquelyn L. Butcher / GARY R. WYNN

("grantee"), and to grantee's heirs, successors and assigns, all of

that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath County,
 Oregon, legally described (check one):

☒ as set forth on the attached Exhibit A, and incorporated by this reference.

☐ as follows:

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

At the time of this deed's delivery, grantor covenants that grantor is the lawful owner in fee simple of the above-described real property, with the right to convey the same free from all encumbrances except (if no exceptions, so state):

Grantor further warrants and will defend the title to the property, and every part and parcel of it, against all persons who may lawfully claim an interest in the same.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 0;

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

S-N Form No. 633 - Warranty Deed (Fee Simple) - Page 1 of 2

Returned at Counter



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.

In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

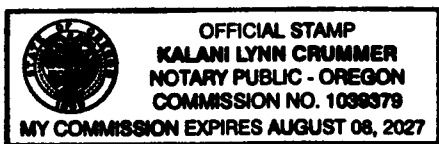
Grantor has executed this instrument on Feb 23, 2024; any signature on behalf of a business or other entity is made with the authority of that entity.

Gary R Wynn

STATE OF OREGON, County of Klamath) ss.
 This record was acknowledged before me on Feb 23, 2024
 by Gary R Wynn
 or This record was acknowledged before me on _____
 by _____
 as (corporate title) _____
 of (company name) _____

Kalani Crummer

Notary Public for Oregon
 My commission expires Aug 8th 2027





2019-003856
Klamath County, Oregon
04/10/2019 11:49:01 AM
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Gary R. Wynn
2545 Patterson Street
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:
Gary R. Wynn
2545 Patterson Street
Klamath Falls, OR 97603
File No. 276704AM

STATUTORY WARRANTY DEED

Nancy Jane Staley and Patricia R. Smith, each as to an undivided 1/2 interest,
Grantor(s), hereby convey and warrant to

Gary R. Wynn,

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:

Parcel 1 of Land Partition 49-96, situated in the NE1/4 of the SW1/4 of Section 1, Township 39 South, Range
9 East of the Willamette Meridian, Klamath County, Oregon.

ALSO a portion of Parcel 2 of "Land Partition 49-96", situate in the NE1/4 SW1/4 of Section 1, Township
39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being more particularly described
as follows:

Beginning at the Southeast corner of said Parcel 2; thence along the South line of said Parcel 2 South 89° 9'
00" West 280.77 to the Southeast corner of Parcel 1 of "Land Partition 49.96"; thence along the line
common to said Parcels 1 and 2 North 01° 03' 52" West 73.00 feet to the Northeast corner of said parcel 1;
thence North 89° 09' 00" East 207.54 feet to the East line of said Parcel 2; thence along said East line South
46° 02' 49" East 103.59 feet to the point of beginning.

The true and actual consideration for this conveyance is \$175,000.00.

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: