



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Horace Gage Knox
221 Pine Grove Rd.
Klamath Falls, OR 97603

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

Horace Gage Knox
221 Pine Grove Rd.
Klamath Falls, OR 97603

File No. 620313AM

STATUTORY WARRANTY DEED

Daniel Spere and Deborah Spere,

Grantor(s), hereby convey and warrant to

Horace Gage Knox,

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:

A tract of land situated in the NW1/4SE1/4 of Section 8, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point on the East line of the NW1/4SE1/4 of said Section 8, said point being in the centerline of the County Road and being South 00° 53' 30" West a distance of 1012.98 feet from the iron pin marking the Northeast corner of the NW1/4SE1/4 of said Section 8; thence North 87° 51' 30" West parallel to the North line of that tract of land as described in Deed Volume 215, page 65-67, Klamath County Deed Records a distance of 30.01 feet to the West right of way line of said County Road; thence continuing North 87° 51' 30" West a distance of 219.37 feet; thence North 01° 25' 30" East a distance of 280.00 feet; thence South 87° 51' 30" East parallel to the above described tract of land (Deed Volume 215, page 65-67) a distance of 216.76 feet to the West right of way line of said County Road; thence continuing South 87° 51' 30" East a distance of 30.01 feet to a point on the East line of the NW1/4SE1/4 of said Section 8, said point being in the centerline of said County Road; thence South 00° 53' 30" West along the East line of the NW1/4SE1/4 of said Section 8 and the centerline of said County Road a distance of 280.04 feet to the point of beginning.

The true and actual consideration for this conveyance is \$580,000.00.

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 23 day of February, 2024

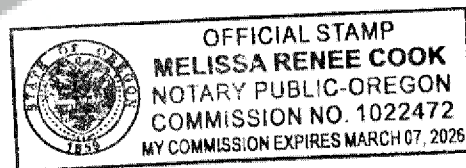
Daniel Spere
Daniel Spere

State of Oregon } ss
County of Klamath }

On this 23 day of February, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared Daniel Spere, 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.

MCOOK
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26



Dated this 23 day of February, 2024

Deborah Spere
Deborah Spere

State of Oregon } ss
County of Klamath }

On this 23 day of February, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared Deborah Spere, 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.

Melissa Cook
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26

