



2024-001681

Klamath County, Oregon

03/05/2024 01:01:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Amelia R. Black and Brian D. Black

8121 Tingley Ln.

Klamath Falls, OR 97603

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

Amelia R. Black and Brian D. Black

8121 Tingley Ln.

Klamath Falls, OR 97603

File No. 623499AM

STATUTORY WARRANTY DEED

Elizabeth Evoniuk,

Grantor(s), hereby convey and warrant to

Amelia R. Black and Brian D. Black,

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:

Please see attached Exhibit "A"

The true and actual consideration for this conveyance is \$290,000.00.

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 4 day of March, 2024

Elizabeth Evoniuk
Elizabeth Evoniuk

State of Oregon } ss
County of Klamath }

On this 4 day of March, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared Elizabeth Evoniuk, 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

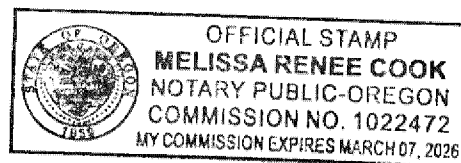


EXHIBIT "A"

PARCEL 1

A tract of land situated in the NW 1/4 NW 1/4 of Section 28, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being a portion of that tract of land as described in Deed Volume M79, page 4742, Microfilm Records of Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Section 28, said point being in Tingley Lane and also being the Northwest corner of said Deed Volume, from which the Northwest corner of said Section 28 bears North 00° 01' 40" East, 859.44 feet; thence South 89° 58' 20" East, 422.00 feet to the Northeast corner of said Deed Volume; thence South 00° 01' 40" West along the East line of said Deed Volume 243.00 feet; thence South 88° 27' 12" West, 422.16 feet to a point on the West line of said Section 28; thence North 00° 01' 40" East, 254.60 feet to the point of beginning.

PARCEL 2

A tract of land situated in the NW 1/4 NW 1/4 of Section 28, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of said Section 28, said point being in Tingley Lane located South 00° 01' 40" West 829.44 feet from the Northwest corner of said Section 28; thence South 89° 58' 20" East 840.17 feet; thence South 00° 01' 40" West 491 feet, more or less, to the South line of the NW 1/4 NW 1/4 of said Section 28; thence Westerly along the South line of the NW 1/4 NW 1/4 of said Section 28, 840 feet, more or less, to the Southwest corner of said NW 1/4 NW 1/4; thence North 00° 01' 40" East 491.70 feet to the point of beginning.

EXCEPTING THEREFROM the following:

Beginning at a point on the West line of said Section 28, said point being in Tingley Lane and located South 00° 01' 40" West 859.44 feet from the Northwest corner of said Section 28; thence South 89 degrees 58' 20" East 422 feet; thence South 00° 01' 40" West 461 feet, more or less, to the South line of the NW 1/4 NW 1/4 of said Section 28; thence Westerly along the South line of the NW 1/4 NW 1/4 of said Section 28, 422 feet, more or less, to the Southwest corner of said NW 1/4 NW 1/4, thence North 00° 01' 40" East 461.70 feet to the point of beginning.