



THIS SPACE RESERVED FOR

2024-001811

Klamath County, Oregon

03/11/2024 10:46:01 AM

Fee: \$87.00

After recording return to:

Allred Family Trust

66 La Ronda

Rancho Mirage, CA 92270

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

Allred Family Trust

66 La Ronda

Rancho Mirage, CA 92270

File No. 623294AM

STATUTORY WARRANTY DEED

Kathleen Hand, who acquired title as Kathy Coon, also shown of record as Kathy Coons,

Grantor(s), hereby convey and warrant to

Barbara A. Allred and Rodney B. Allred, Trustees of the Allred Family Trust,

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 parcel of land situated in the N1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point marked by an iron pin driven in the ground in the centerline of a 60 foot roadway from which the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 89° 44 1/2' West along the centerline of said roadway a distance of 1014.4 feet to a point in the West boundary of said Section 11, and North 0° 13 1/4' West along the Section line 1662.5 feet; running thence South 0° 7' East 331.75 feet to a point in the Southerly boundary of said N1/2 of the SW1/4 of the NW1/4 of said Section 11; thence North 89° 42' East along said boundary line 67.5 feet; thence North 0° 7' West 331.7 feet more or less to the center line of said Roadway; thence South 89° 44 1/2' West along the center line of said roadway, 67.5 feet more or less to the point of beginning.

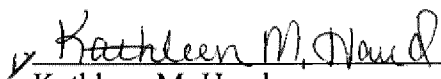
EXCEPTING THEREFROM that portion lying within Denver Avenue.

The true and actual consideration for this conveyance is \$70,000.00.

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.

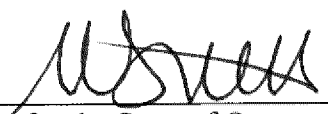
Dated this 7th day of March, 2024.


Kathleen M. Hand

State of Oregon } ss
County of Klamath }

Marjorie Anne Stuart

On this 7th day of March, 2024, before me, ~~Heather S. Smith~~ a Notary Public in and for said state, personally appeared Kathleen Hand, 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.


Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 5/18/2025

