



2024-002109

Klamath County, Oregon

03/20/2024 10:55:01 AM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Laiken Douglas

PO Box 3464

La Pine, OR 97739

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

Laiken Douglas

PO Box 3464

La Pine, OR 97739

File No. 624215AM

STATUTORY WARRANTY DEED

Christopher M. Craddock,

Grantor(s), hereby convey and warrant to

Laiken Douglas,

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:

See Attached exhibit "A"

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2310-02700-02900

2310-02700-03200

The true and actual consideration for this conveyance is \$482,000.00.

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 15 day of March, 2024.




Christopher M. Craddock

State of Idaho } ss
County of Nez Perce }

On this 15 day of March, 2024, before me, Sarah Tennant a Notary Public in and for said state, personally appeared Christopher M. Craddock, 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 Idaho
Residing at: Shelton
Commission Expires: 4-13-2024

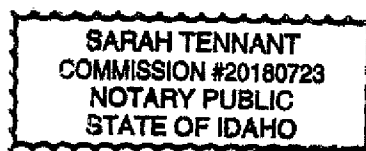


EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1:

A parcel of land situated in the W1/2 of the SE1/4 of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the South quarter corner of said Section 27; thence North 89° 46' 39" East 662.79 feet to the true point of beginning; thence North 00° 17' 12" West 329.89 feet; thence East 662.39 feet; thence South 00° 21' 21" East 327.33 feet; thence South 89° 46' 39" West 662.79 feet to the true point of beginning. (Bearings based on Survey #1829, filed with the Klamath County Engineer's Office).

Parcel 2:

A parcel of land situated in the W1/2 of the SE1/4 of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the South quarter corner of said Section 27; thence North 89° 46' 39" East 662.79 feet; thence North 00° 17' 12" West 329.89 feet to the true point of beginning; thence North 00° 17' 12" West 328.90 feet; thence East 661.99 feet; thence South 00° 21' 21" East 328.91 feet; thence West 662.39 feet to the true point of beginning. (Bearings based on Survey #1829, filed with the Klamath County Engineer's Office).