

Return To:



2024-002393
Klamath County, Oregon
03/29/2024 01:53:01 PM
Fee: \$92.00

After Recording Return to:

Jeffrey Jerome Frank
101040 Hwy 97
Chemult, OR 97731

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

File No. DE21279/623955AM

STATUTORY WARRANTY DEED

Michael D. Stacey and Erin Stacey, as tenants by the entirety,

herein called grantor, convey(s) and warrant(s) to

Jeffrey Jerome Frank,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon,
described as:

*see Exhibit "A"

**(Account 87818 Map & Taxlot 2808-01700-01000, Account 872719 Map & Taxlot
2808-01700-00902, Account 898974 Map & Taxlot 2808-01700-00903, Account MS 897774)**

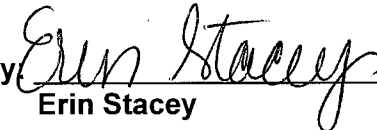
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$323,000.00**.

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, AND 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.

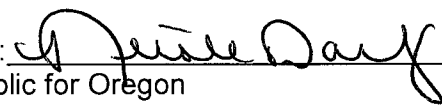
Dated: 3-26-24

By: 
Michael D. Stacey

By: 
Erin Stacey

STATE OF OREGON, County of Deschutes) ss.

On March 26th, 2024, personally appeared the above named **Michael D. Stacey and Erin Stacey** and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: 
Notary Public for Oregon
My commission expires: 1/31/2025

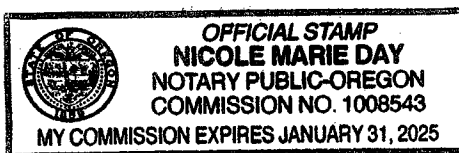


EXHIBIT "A"
LEGAL DESCRIPTION

That portion of the SW1/4 SW1/4 of Section 17, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the section corner common to Sections 17, 18, 19 and 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North along the section line between Sections 17 and 18, 400 feet to the point of beginning; thence East 300 feet; thence North 56 degrees 19' East 360.6 feet; thence North 600 feet; thence West 600 feet to Section line; thence South along Section line 800 feet to the point of beginning.

Together with that certain easement for the purposes of ingress and egress created by deed recorded on April 4, 1956 in Volume 282 page 74, Deed Records of Klamath County, Oregon.

Also: Southwest quarter of the Southwest quarter, Section 17, Township 28 South, Range 8 East of the Willamette Meridian.

EXCEPTING THEREFROM the following described portion: commencing at the section corner common to Sections 17, 18, 19 and 20, Township 28 South, Range 8 East of the Willamette Meridian; thence North, along the Section line between Sections 17 and 18, 400 feet to the point of beginning; thence East 300 feet; thence North 56°19'East, 306.6 feet; thence North 600 feet; thence West 600 feet to the Section line; thence South, along the Section line, 800 feet to the point of beginning.

ALSO EXCEPTING THEREFROM all of the hereinabove described property lying Easterly of U.S. Highway 97, also known as the Dalles-California Highway.

ALSO EXCEPTING THEREFROM Parcel 1 of Minor Partition No. 17-86, filed for record on March 14, 1990, more particularly described as follows:

A parcel of land situated in the Southwest one quarter of Section 17, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at a point on the South line of Section 17, said point being 596.21 feet South 89°49'03" East of the Southwest corner of said Section and running North 17°15'26" East 495.23 feet; thence North 83°47'10" East 214.95 feet to the Westerly right-of-way line of Highway No. 97; thence along said right-of-way line, South 17°15'26" West 520.28 feet to the South line of Section 17; thence along the Section line North 89°49'03" West 206.26 feet to the point of beginning.

ALSO EXCEPTING THEREFROM reservations and restrictions of records, rights of way, and easements of record and those apparent on the land, contract and/or liens for irrigation and/or drainage. Conveyance includes all mining and mineral rights.