



**2024-002596**  
**Klamath County, Oregon**  
04/08/2024 11:47:02 AM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Carraig Colahan and Mattea Colahan

7961 Kings Way

Klamath Falls, OR 97603

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

Carraig Colahan and Mattea Colahan

7961 Kings Way

Klamath Falls, OR 97603

File No. 620020AM

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### STATUTORY WARRANTY DEED

**Darcy L. Herr who acquired as Darcy L. Molatore,**

Grantor(s), hereby convey and warrant to

**Carraig Colahan and Mattea Colahan, as Tenants by the Entirety,**

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'**

**The true and actual consideration for this conveyance is \$470,000.00.**

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.

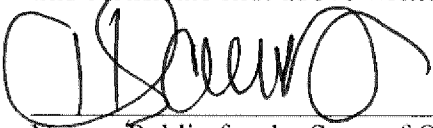
Dated this 5<sup>th</sup> day of April 2024

  
Darcy L. Herr

State of Oregon } ss  
County of Klamath }

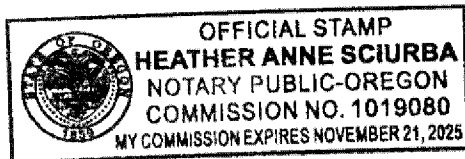
TS On this 5 day of April, 2024, before me, Heather Scieurba, a Notary Public in and for said state, personally appeared Darcy L. Herr, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

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 County

TS Commission Expires: ~~9/19/2026~~ 11/21/25



## EXHIBIT "A"

A tract of land situated in the NW  $\frac{1}{4}$  of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18,  
thence South  $00^{\circ} 01' 10''$  West 2132.47 feet;  
thence South  $89^{\circ} 51' 42''$  East 1765.28 feet to the True Point of Beginning of this description;  
thence North  $00^{\circ} 00' 22''$  East 372.81 (372.55 by Deed) feet;  
thence South  $89^{\circ} 55' 23''$  East 269.62 feet;  
thence South  $00^{\circ} 00' 23''$  West 373.10 feet;  
thence North  $89^{\circ} 51' 42''$  West 269.62 feet to the true point of beginning, with bearings based on recorded Survey No. 2026, as recorded in the Klamath County surveyor's office.

SAVING AND EXCEPTING the Easterly 27.15 feet thereof.