



2024-002690
Klamath County, Oregon
04/10/2024 03:10:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Bradley Daniel Ireland

632 W 2nd St

Merrill, OR 97633

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

Bradley Daniel Ireland

632 W 2nd St

Merrill, OR 97633

File No. 627342AM

STATUTORY WARRANTY DEED

Sheryl A. Ward,

Grantor(s), hereby convey and warrant to

Bradley Daniel Ireland,

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 tract of land situated in Block 3, "HODGES ADDITION TO MERRILL", and in Tract 18 "MERRILL TRACTS", in the SW1/4 SE1/4 of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a one-half inch iron pin on the Southeast corner of said Block 3, "HODGES ADDITION TO MERRILL", thence West along the South line of said Block 3 a distance of 13.86 feet to a three-quarter inch iron pin on the Southwest corner of said Block 3, said point also being the Southeast corner of said Tract 18 of MERRILL TRACTS; thence continuing West along the South line of said Tract 18 a distance of 121.14 feet to the True Point of Beginning; thence North 00° 25' West parallel with the East line of said Block 3 a distance of 125.00 feet to a point; thence West parallel with the South line of said Tract 18 and said Block 3 a distance of 135.00 feet to a point; thence South 00° 25' East a distance of 125.00 feet to a point on the South line of said Block 3; thence East along the South line of said Block 3 a distance of 135 feet to the true point of beginning.

The true and actual consideration for this conveyance is \$270,000.00.

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 4-8 day of 2024.

Sheryl A Ward
Sheryl A. Ward

State of California } ss
County of Sonoma }

On this 8th day of April, 2024, before me, Karin Lynn Kelly a Notary Public in and for said state, personally appeared Sheryl A. Ward, 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.

Karin Lynn Kelly
Notary Public for the State of California
Residing at: Sonoma City - Calif
Commission Expires: Jan 18 2026

