



After recording return to:
Andrea Christine Pursley and Mark
Allen Pursley
865 Wiard Street
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Andrea Christine Pursley and Mark
Allen Pursley
865 Wiard Street
Klamath Falls, OR 97603

File No.: 7161-4146433 (SA)
Date: March 14, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

David W. Dariano, Grantor, conveys and warrants to **Andrea Christine Pursley and Mark Allen Pursley as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$265,000.00**. (Here comply with requirements of ORS 93.030)

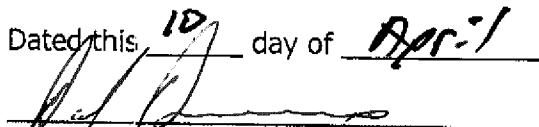
APN: 446422

Statutory Warranty Deed
- continued

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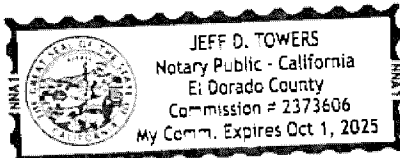
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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.

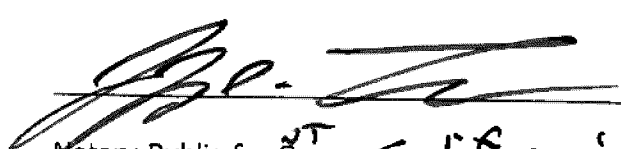
Dated this 10 day of April, 2024.


David W. Dariano

STATE OF ~~ST Oregon~~ California
)ss.
County of ~~ST Klamath~~ EL Dorado

This instrument was acknowledged before me on this 10 day of April, 2024
by **David W. Dariano**.




Notary Public for ~~ST Oregon~~ California
My commission expires: 10/1/25

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EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

A TRACT OF LAND SITUATED IN THE WEST 1/2 WEST 1/2 SOUTHWEST 1/4 NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 NORTHEAST 1/4 OF SAID SECTION 35; THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTHWEST 1/4 NORTHEAST 1/4 OF SAID SECTION 35, 195 FEET; THENCE EASTERLY AT RIGHT ANGLES TO THE SAID WEST LINE 40 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE CONTINUING EASTERLY 20 FEET; THENCE NORTHERLY PARALLEL TO THE WEST LINE OF THE SOUTHWEST 1/4 NORTHEAST 1/4 OF SAID SECTION 35, 45 FEET; THENCE WESTERLY AT RIGHT ANGLES TO SAID WEST LINE 20 FEET; THENCE SOUTHERLY TO THE TRUE POINT OF BEGINNING.

PARCEL 2:

A TRACT OF LAND SITUATED IN THE WEST 1/2 WEST 1/2 SOUTHWEST 1/4 NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 NORTHEAST 1/4 OF SAID SECTION 35; THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTHWEST 1/4 NORTHEAST 1/4 OF SAID SECTION 35, 195 FEET; THENCE EASTERLY AT RIGHT ANGLES TO THE SAID WEST LINE 60 FEET; THENCE NORTHERLY PARALLEL TO SAID WEST LINE 15 FEET TO THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE EASTERLY AT RIGHT ANGLES TO THE WEST LINE OF THE SOUTHWEST 1/4 NORTHEAST 1/4 OF SAID SECTION 35 TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF THE ENTERPRISE IRRIGATION DISTRICT CANAL AS CONSTRUCTED; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE OF SAID CANAL TO A POINT WHICH IS 60 FEET FROM, MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE SOUTHWEST 1/4 NORTHEAST 1/4 OF SAID SECTION 35; THENCE SOUTHERLY TO THE TRUE POINT OF BEGINNING.

PARCEL 3: A TRACT OF LAND SITUATED IN THE WEST 1/2 WEST 1/2 SOUTHWEST 1/4 NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE

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**SOUTHWEST 1/4 NORTHEAST 1/4 OF SAID SECTION 35, SAID POINT BEING
NORTHERLY 325.0 FEET FROM THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4
NORTHEAST 1/4 OF SAID SECTION 35; THENCE EASTERLY AT RIGHT ANGLES TO
THE WEST LINE OF THE SOUTHWEST 1/4 NORTHEAST 1/4 OF SAID SECTION 35 TO
THE EAST LINE OF THE WEST 1/2 WEST 1/2 SOUTHWEST 1/4 NORTHEAST 1/4 OF
SAID SECTION 35; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE
SOUTHERLY RIGHT-OF-WAY LINE OF THE ENTERPRISE IRRIGATION DISTRICT
CANAL AS PRESENTLY CONSTRUCTED; THENCE NORTHWESTERLY ALONG SAID
SOUTHERLY RIGHT-OF-WAY LINE OF SAID CANAL TO THE WEST LINE OF THE
SOUTHWEST 1/4 NORTHEAST 1/4 OF SAID SECTION 35; THENCE NORTHERLY
ALONG SAID WEST LINE TO THE POINT OF BEGINNING. EXCEPTING THEREFROM,
THE WESTERLY 60 FEET OF THE ABOVE DESCRIBED TRACT OF LAND.**