



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Michael E. Groves and Cheryl D. Groves
7556 Kress Dr
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:
Michael E. Groves and Cheryl D. Groves
7556 Kress Dr
Klamath Falls, OR 97603
File No. 478663AM

STATUTORY WARRANTY DEED

Leo B. Chadbourne and Charles D. Chadbourne,
as Tenants in Common ,

Grantor(s), hereby convey and warrant to

Michael E. Groves and Cheryl D. Groves, 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 \$40,000.00.

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:

Signed in counterpart

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 18 day of April, 2024

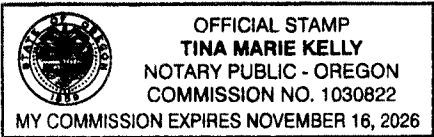
Leo B. Chadbourne
Leo B. Chadbourne

Charles D. Chadbourne

State of Oregon } ss
County of Marion }

On this 18th day of April, 2024, before me, Tina Kelly a
Notary Public in and for said state, personally appeared Leo B. Chadbourne, 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Salem
Commission Expires: 11-16-2026



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 18 day of APRIL, 2024.

Leo B. Chadbourne




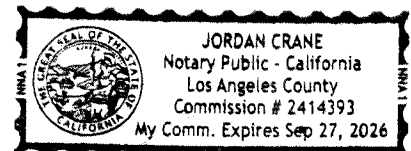
Charles D. Chadbourne

State of ~~Oregon~~ } ss CALIFORNIA ⁹²
County of LOS ANGELES } ¹²

On this 18 day of April, 2024, before me, JORDAN CRANE a Notary Public in and for said state, personally appeared Leo B. Chadbourne, 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~~ CALIFORNIA ⁹²
Residing at: SANTA CLAYTA, CA 91387
Commission Expires: 9-27-26



ADDITIONAL CALIFORNIA
COMPLAINT ACKNOWLEDGMENT
FOLLOWS →

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of LOS ANGELES

On APRIL 18, 2024 before me, JORDAN CRANE NOTARY PUBLIC,
(Insert name and title of the officer)

personally appeared CHARLES D. CHADBOURNE, who
proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is(are) subscribed to
the within instrument and acknowledged to me that he/she/they executed the same in his/her/their
authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the
entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph
is true and correct.

WITNESS my hand and official seal.

Signature _____ (Seal)

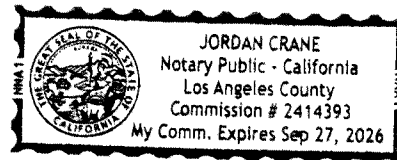


EXHIBIT 'A'

File No. 478663AM

Unsurveyed Parcel 2 of Land Partition 20-23, being a replat of Parcel 1 of Land Partition 37-22, being situate in portion of Section 2, E1/2 SE1/4 Section 3 and N1/2 N1/2 N1/2 Section 11, Township 35 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon recorded February 13, 2024 in Instrument 2024-001136, Records of Klamath County, Oregon. more particularly described as follows:

Beginning at the Southeast corner said Section 2, being hereinabove described; thence from said point of beginning along South line of said Section 2 North 89°03'41" West 661.44 feet, to the Southeasterly corner of Parcel 1 of Land Partition 37-22 as recorded on August 15, 2023 in Instrument No. 2023-6981 Deed Records of Klamath County, Oregon; thence, along the East line of said Parcel 1, North 08°13'29" West 2107.74 feet, to a point being the Easterly corner of Instrument No. M77-20008 and the Southerly corner of Instrument No. M78-25362 Deed Records of Klamath County, Oregon; thence, continuing along said Parcel 1 line, North 16°40'58" West 446.58 feet; thence North 40°53'10" West 600.00 feet to the TRUE POINT OF BEGINNING of this description; thence, to a point being North 42°01'02" West 667.26 feet from the East line of said Section 2, North 49°06'50" East 1438.83 feet; thence North 42°01'02" West 815.03 feet; thence North 59°41'57" West 780.00 feet; thence, leaving said Parcel 1 line, South 30°18'03" West 1320.00 feet, to the centerline of a 60 foot Ingress, Egress and Utility Easement as shown in Instrument No. M77-23166 Deed Records of Klamath County, Oregon; thence, along said centerline, South 59°41'57" East 242.73 feet; thence South 40°53'10" East 897.79 feet to the true point of beginning.

Basis of Bearing: Parcel 1 of Land Partition 37-22