

2024-003010

Klamath County, Oregon

04/19/2024 02:43:02 PM

Fee: \$87.00



After recording return to:
Riley Powless and Jordan Powless
11390 Hill Road
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Riley Powless and Jordan Powless
11390 Hill Road
Klamath Falls, OR 97603

File No.: 7161-4150135 (SA)
Date: March 26, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Mary L. Depuy, Grantor, conveys and warrants to **Riley Powless and Jordan Powless as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

That portion of the NW 1/4 NW1/4 lying Southwesterly of Hill Road all being in Section 5, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

NOTE: This legal description was created prior to January 1, 2008.

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 **\$400,000.00**. (Here comply with requirements of ORS 93.030)

APN: 96194

Statutory Warranty Deed
- continued

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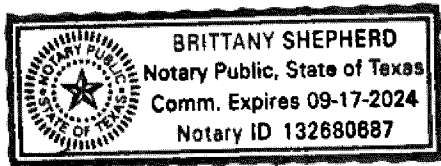
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 17th day of April, 2024

Mary L. Depuy
Mary L. Depuy

STATE OF Texas (BS)
~~Oregon~~)
County of Ellis) ss.

This instrument was acknowledged before me on this 17th day of April, 2024
by **Mary L. Depuy**.



[Signature]
Notary Public for Texas (BS)
My commission expires: 9/17/24