



2024-003160  
Klamath County, Oregon  
04/25/2024 02:01:02 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDS USE

After recording return to:  
Garrett Huggins and Jennifer Huggins  
9544 Hill Rd.  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:  
Garrett Huggins and Jennifer Huggins  
9544 Hill Rd.  
Klamath Falls, OR 97603  
File No. 627929AM

STATUTORY WARRANTY DEED

Buster R. Smith,  
Grantor(s), hereby convey and warrant to

Garrett Huggins and Jennifer Huggins, 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:

PARCEL 1

A parcel of land in Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the NE1/4 of the NW1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South along the West line of the NE1/4 of the NW1/4 490.0 feet to the true point of beginning; thence South along the West line of the NE1/4 of the NW1/4 531.0 feet; thence East parallel to the North line of the NE1/4 of the NW1/4 405.0 feet; thence North parallel to the West line of the NE1/4 of the NW1/4 531.0 feet; thence West parallel to the North line of the NE1/4 of the NW1/4 405.0 feet to the point of beginning.

PARCEL 2

A parcel of land in Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the NE1/4 of the NW1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, thence East 405 feet along the Northerly section line of the above mentioned section; thence South 1021 feet to the point of beginning; thence South 152.4 feet; thence South 85 degrees East 120.1 feet; thence South 78 degrees East, 119.5 feet; thence South 58 degrees East 210 feet; thence West along the South line of the NE1/4 of the NW1/4 of said Section 32, to the Southwest corner of the NE1/4 of the NW1/4; thence North along the Westerly line of said NE1/4 of the NW1/4; 299 feet; thence Easterly 405 feet to the point of beginning.

The true and actual consideration for this conveyance is \$565,000.00.  
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 24 day of April, 2024.

Buster R. Smith  
Buster R. Smith

State of Oregon } ss  
County of Klamath }

On this 24 day of April , 2024, before me, Emily Coe a Notary Public in and for said state, personally appeared Buster R. Smith , 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.

Emily Coe  
Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 9/27/2025

