



2024-003281
Klamath County, Oregon
04/30/2024 08:52:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Robin Heraty

2842 Kane St

Klamath Falls, OR 97603

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

Robin Heraty

2842 Kane St

Klamath Falls, OR 97603

File No. 628097AM

STATUTORY WARRANTY DEED

Robert W. Gresham and Linda C. Watson, as tenants by the entirety ,

Grantor(s), hereby convey and warrant to

Robin Heraty,

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:

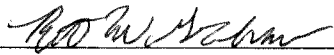
The N1/2 of Tract 24, BAILEY TRACTS, in the County of Klamath, State of Oregon. EXCEPTING THEREFROM the West 164 feet of the N1/2 of Lot 24, as conveyed in instrument recorded May 18, 1979 in Book M-79 at Page 11467.

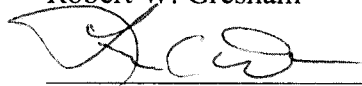
The true and actual consideration for this conveyance is \$203,500.00.

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 22 day of April, 2024

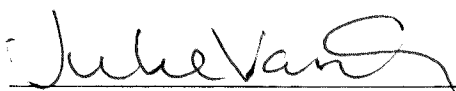

Robert W. Gresham


Linda C. Watson

State of Oregon } ss
County of Klamath }

On this 22 day of April, 2024, before me,
Julie Vanleuven a Notary Public in and for said state,
personally appeared Robert W. Gresham and Linda C. Watson, 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
Residing at: Klamath County, Oregon
Commission Expires: 10-30-2027

