



2024-003296
Klamath County, Oregon
04/30/2024 11:16:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jacob R Newton and Markie R Egger

1875 Ladigo Ct

La Pine, OR 97739

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

Jacob R Newton and Markie R Egger

1875 Ladigo Ct

La Pine, OR 97739

File No. 627285AM

STATUTORY WARRANTY DEED

Virginia Williams, who aquired title as Virginia Short,

Grantor(s), hereby convey and warrant to

Jacob R Newton and Markie R Egger, not as Tennants in common but with Rights of Survivorship,

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:

That portion of the SE1/4 NE1/4 of Section 16, Township 23 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

**Beginning at an iron pin on the East line of Kurtz Road, said point being South 88° 13' 49" West a distance of 1289.54 feet and North 00° 13' 32" East a distance of 983.18 feet from the East quarter corner of said Section 16;
thence North 00° 13' 32" East along the East line of Kurtz Road a distance of 265.84 feet to an iron pin on the South line of Reeve Road;
thence North 86° 50' 15" East along the South line of Reeve Road a distance of 601.00 feet to an iron pin;
thence South a distance of 299.00 feet to an iron pin;
thence West a distance of 601.14 feet to the point of beginning, description based on Survey No. 1118 as recorded in the office of the Klamath County Surveyor.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2310-016A0-03900

The true and actual consideration for this conveyance is \$470,000.00.

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:

Return To:

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 23 day of April, 2024.

Virginia Williams
Virginia Williams, who acquired title as Virginia Short

State of Oregon } ss
County of Deschutes }

On this 23 day of April, 2024, before me,
Rebecca Carter a Notary Public in and for said state, personally
appeared Virginia Williams, 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.

Rebecca Jean Carter
Notary Public for the State of Oregon
Residing at: Lafine
Commission Expires: March 13 2028

