



2024-003310
Klamath County, Oregon
04/30/2024 01:15:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jamie Badker and Ryan Badker

16390 Keno Worden Rd
Klamath Falls OR 97603

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

Jamie Badker and Ryan Badker

Same as above

File No. 631463AM

STATUTORY WARRANTY DEED

Jeff Railsback as Successor Trustee of the Simensen Revocable Living Trust,

Grantor(s), hereby convey and warrant to

Jamie Badker and Ryan Badker, 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:

A portion of the N1/2 SW1/4 NW1/4 of Section 21, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the West quarter corner of said Section 21; thence North 00°33'00" West 665.60 feet to an iron rod on the West line of Section 21 being the true point of beginning; thence continuing North 00°33'00" West 354.60 feet to an iron rod; thence South 89°52'44" East 754.33 feet to an iron rod on the West line of the Keno-Worden County Road; thence South 31°09'51" East along the West line of said road a distance of 414.91 feet to an iron rod; thence North 89°52'44" West 965.64 feet to the true point of beginning.

The true and actual consideration for this conveyance is \$495,000.00.

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 26 day of APRIL, 2024.

The Simensen Revocable Living Trust

By:

Jeff Railsback
Jeff Railsback, Successor Trustee

State of Nebraska } ss.
County of Gage }

On this 26 day of April, 2024, before me, Steven L Ashby a Notary Public in and for said state, personally appeared Jeff Railsback as Successor Trustee of the Simensen Revocable Living Trust known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the , and acknowledged to me that he/she/they executed the same as Successor Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Steven L Ashby
Notary Public for the State of Nebraska »
Residing at: Lincoln, Nebraska
Commission Expires: 10/28/27

