



2024-003815

Klamath County, Oregon

05/15/2024 01:08:02 PM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Timothy Wayne Horton and Cynthia Horton

13155 E Hwy 140

Klamath Falls, OR 97603

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

Timothy Wayne Horton and Cynthia Horton

13155 E Hwy 140

Klamath Falls, OR 97603

File No. 630453AM

STATUTORY WARRANTY DEED

Brent A. Munson and Kaitlynn D. Munson, who acquired title as Kaitlynn D. Payne, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Timothy Wayne Horton and Cynthia Horton, 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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$375,000.00.

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 9th day of May, 2024.

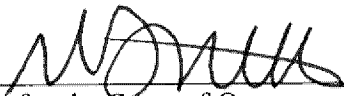

Brent A. Munson


Kaitlynn D. Munson

State of Oregon } ss
County of Klamath }

On this 9th day of May, 2024, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Brent A. Munson and Kaitlynn D. Munson, 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, OR
Commission Expires: 5/18/2025

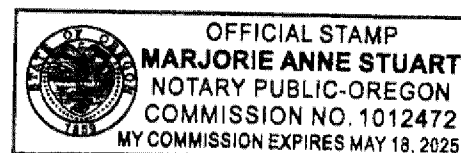


EXHIBIT 'A'

File No. 630453AM

Parcel 2 of Land Partition 14-93, located in the SW1/4 of the SE1/4 of Section 15, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Together with a 30 foot wide access easement as set out in Land Partition 14-93 over and across Parcel 1 of said Partition.

ALSO TOGETHER WITH a 30-foot easement for ingress and egress over and across the following described Parcel of land:

Beginning at a point on the North line of the O.C. & E. Railroad right of way, said point being the intersection of said North right of way and the South extension of the East line of the Obenchain parcel; thence North 420.00feet; thence North 85° 30' 34" East 30.09 feet; thence South 417.88 feet to the North line of the O.C. & E. Railroad right of way; thence South 81° 36' 00 West 30.32 feet to the point of beginning.

ALSO TOGETHER WITH a 12-foot wide roadway from Oregon, California and Eastern Railway Company, a Nevada corporation to Herman F. Romtvedt, dated January 29, 1976, recorded February 27, 1981 in Volume M81, page 3433, Microfilm Records of Klamath County, Oregon.