



2024-003890  
 Klamath County, Oregon  
 05/17/2024 08:40:02 AM  
 Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
 Gaven Decker and Leah Decker  
 7401 Washburn Way  
 Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:  
 Gaven Decker and Leah Decker  
 7401 Washburn Way  
 Klamath Falls, OR 97603  
 File No. 627016AM

**STATUTORY WARRANTY DEED**

**Klamath Animal Clinic Inc 401k Profit Sharing fbo Richard E. Long, Jr.,**

Grantor(s), hereby convey and warrant to

**Gaven Decker and Leah Decker, 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:

**The following described real property is situated in the SW1/4 SW1/4 of Section 22, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at the Northwest corner of the SW1/4 SW1/4 of Section 22, Township 39 South, Range 9 East of the Willamette Meridian;  
 thence South 88°56' East, along the North line of the SW1/4 SW1/4 to the Westerly right-of-way line of the U.S.B.R. Weed drain; thence Southerly and Westerly along the Westerly and Northerly right-of-way line of the Weed drain to its intersection with the West line of the SW1/4 SW1/4;  
 thence North 0°04' East, along the West line of the SW1/4 SW1/4 to the point of beginning.**

**EXCEPTING THEREFROM any portion lying within the right-of-way of Washburn Way.**

**The true and actual consideration for this conveyance is \$500,000.00.**

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 3rd day of May 2024

Klamath Animal Clinic Inc., 401k Profit Sharing fbo Richard E. Long, Jr.

By: [Signature]  
Richard Eric Long, Jr., President

State of Oregon } ss.  
County of Klamath }

On this 3rd day of May, 2024, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared **Richard E. Long, Jr.** known to me to be the **President of Klamath Animal Clinic Inc., 401k Profit Sharing fbo Richard E. Long, Jr.**, and acknowledged to me that pursuant to a Resolution of the Board of Directors, he executed the foregoing in said Corporation name.  
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 9/19/2026

