

Return To:



2024-004614

Klamath County, Oregon

06/07/2024 12:03:02 PM

Fee: \$87.00

After Recording Return to:

Jennifer L. Deatherage

2158 Thrall Street

Klamath Falls, OR 97601

Until a change is requested all tax statements

Shall be sent to the following address:

(same as above)

File No. DE21929/636466AM

STATUTORY WARRANTY DEED

Jason Dobey,

herein called grantor, convey(s) and warrant(s) to

Jennifer L. Deatherage, a married person,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described as:

A parcel of land situated in Lots 2 and 3 of Block 52 of Buena Vista Addition to Klamath Falls, Oregon, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin marking the Southeast corner of said Lot 2; thence North 71° 42' 50" West, 139.53 feet to a 1/2 inch iron pin marking the Southwest corner of said Lot 2; thence North 18° 17' 10" East, 50.00 feet to a 1/2 inch iron pin marking the Northwest corner of said Lot 2; thence South 71° 42' 50" East along the Northerly line of said Lot 2, 59.80 feet to a 1/2 inch iron pin; thence North 18° 17' 10" East, 12.00 feet to a 1/2 inch iron pin; thence South 71° 42' 50" East parallel to but 12.00 feet Northerly of said Northerly line of Lot 2, 79.73 feet to a 1/2 inch iron pin on the Easterly line of said Lot 3; thence South 18° 17' 10" West along the Easterly line of said Block 52, 62.00 feet to the point of beginning.

(Account 441784, Map and Taxlot 3809-030AA-04700)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$289,000.00**.


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, AND 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: 6-3-24

By: Jason Dobey
Jason Dobey

STATE OF Washington, County of Douglas) ss.

On June 3, 2024, personally appeared the above named **Jason Dobey** and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: Nathan Rockwell 
Notary Public for Washington
My commission expires: 7-30-2027

