



2024-004688
Klamath County, Oregon
06/11/2024 09:23:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Letitia M. Carpenter and Rexene D. Allred

4230 Winter AVE

Klamath Falls OR 97603

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

Letitia M. Carpenter and Rexene D. Allred

same as above

File No. 633904AM

STATUTORY WARRANTY DEED

Lucille Mihalic who acquired title as Lucille Maiuri,

Grantor(s), hereby convey and warrant to

Letitia M. Carpenter and Rexene D. Allred, with right 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:

A piece or parcel of land situated in the SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point from which the West quarter corner of said Section 11 bears South 88 degrees 57' West a distance of 153.0 feet and South 1 degree 12' East a distance of 225.8 feet; thence North 88 degrees 57' East parallel to the East West quarter line of said section a distance of 189 feet to a point; thence North 1 degree 12' West parallel to the West line of said section a distance of 105.6 feet to a point; thence South 88 degrees 57' West a distance of 189 feet to a point; thence South 1 degree 12' East a distance of 105.6 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within Winter Avenue.

ALSO LESS AND EXCEPT any portion lying within the 1-C-9A Drain.

The true and actual consideration for this conveyance is \$260,000.00.

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 6 day of June, 2024

Lucille Mihalic
Lucille Mihalic

State of Washington } ss
County of Snohomish }

On this 6 day of June, 2024, before me, Melissa MacDonald a Notary Public in and for said state, personally appeared Lucille Mihalic 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.

*Mihalic

Melissa MacDonald
Notary Public for the State of Washington
Residing at: Snohomish, WA
Commission Expires: 05/23/2025

