



2024-004729  
Klamath County, Oregon  
06/12/2024 09:24:02 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Samuel Wayne Boyd and Melanie Boyd

12975 Hwy 66

Klamath Falls, OR 97601

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

Samuel Wayne Boyd and Melanie Boyd

12975 Hwy 66

Klamath Falls, OR 97601

File No. 632899AM

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### STATUTORY WARRANTY DEED

**Linda L. Jones,**

Grantor(s), hereby convey and warrant to

**Samuel Wayne Boyd and Melanie Boyd, 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:

**All that portion of the SE1/4 SW1/4 of Section 29 and the E1/2 NW1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian in the County of Klamath, State of Oregon, described as follows:**

**Beginning at the intersection of a well established fence line and the North line of SE1/4 SW1/4 of Section 29, which point is approximately 368 feet West of the Northeast corner of said SE1/4 SW1/4;**

**thence West to an intersection with a line running parallel with and distant 206 feet measured at right angles Westerly from said fence line;**

**thence Southeasterly along said line parallel with the fence line, 3520 feet, more or less to the Northerly line of the State Highway;**

**thence Northeasterly along the Northerly line of the said Highway to an intersection with said fence line;**

**thence Northwesterly along the fence line to the place of beginning.**

**The true and actual consideration for this conveyance is \$355,000.00.**

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 10 day of June, 2024

Linda L. Jones  
Linda L. Jones

State of Oregon } ss  
County of Klamath }

On this 10 day of June, 2024, before me, Melissa Cook a Notary Public in and for said state, personally appeared Linda L. Jones, 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.

Melissa Cook

Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 3/7/26

