



2024-004806
Klamath County, Oregon
06/14/2024 08:37:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kody Grossman and Macayla Crews

436 E 1st St.

Merrill, OR 97633

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

Kody Grossman and Macayla Crews

436 E 1st St.

Merrill, OR 97633

File No. 636070AM

STATUTORY WARRANTY DEED

Ronnie L. Sieben, II and Liana M. Sieben, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Kody Grossman and Macayla Crews, 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:

All that portion of the following parcel that is Southwesterly of Klamath Irrigation District Lateral A-3-F:

That portion of the NE1/4 NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the Northerly right of way line of Anderson Avenue, which lies South 0°10' East along the Section line a distance of 1290.7 feet and North 88°39' West along the Northerly right of way line of Anderson Avenue a distance of 680.4 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 0°10' West parallel to the Section line a distance of 306.8 feet to an iron pin; thence North 88°39' West a distance of 647.2 feet; more or less, to the West line of the NE1/4 NE1/4 of said Section 15; thence South 0°10' East a distance of 306.8 feet to an iron pin on the Northerly right of way line of Anderson Avenue; thence South 88°39' East along the Northerly right of way line of Anderson Avenue, a distance of 647.2 feet, more or less to the point of beginning.

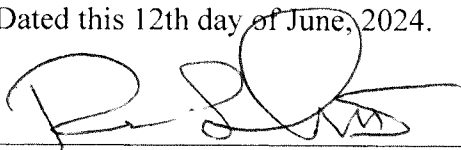
EXCEPTING THEREFROM the West 180 feet (as measured along and at right angles to the South line) of said parcel.

The true and actual consideration for this conveyance is \$258,000.00.

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 12th day of June, 2024.



Ronnie L. Sieben II



Liana M. Sieben

State of Oregon } ss
County of Klamath }

On this 12 day of June, 2024, before me, Melissae Cook a Notary Public in and for said state, personally appeared Ronnie L. Sieben, II and Liana M. Sieben, 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
Commission Expires: 3/7/26

