



2024-004975

Klamath County, Oregon

06/20/2024 11:55:02 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Tyler Fletcher and Hannah Secoy

PO Box 604

Bonanza, OR 97623

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

Tyler Fletcher and Hannah Secoy

PO Box 604

Bonanza, OR 97623

File No. 636697AM

STATUTORY WARRANTY DEED

Shirley Marie Sharp,

Grantor(s), hereby convey and warrant to

Tyler Fletcher and Hannah Secoy, 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 of that tract or parcel of land situated in the SW 1/4 of Section 22, Township 36 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at the SW 1/16 corner common to Section 22 of said Township and Range, and being a found 1/2 inch iron rod; Thence along the North-South 1/16 line common to the SW 1/4 of said Section 22, North 00°32'23" East for a distance of 658.59 feet to the True Point of Beginning being a found 1/2 inch iron rod; Thence leaving said North-South 1/16 centerline, South 89°47'06" East for a distance of 661.37 feet to a 5/8 inch iron rod for the Northeast-Southwest 1/16 corner of said Section 22; Thence North 00°30'24" East for a distance of 436.25 feet to 5/8 inch iron rod situated in Southwesterly-Northeasterly fence line; Thence along said fence line as follows: South 87°51'20" West for a distance of 55.95 feet; South 85°50'17" West for a distance of 115.26 feet; South 77°24'35" West for a distance of 258.55 feet; South 84°22'40" West for a distance of 239.94 feet to a point from which a 5/8 inch iron rod Witness Corner bears South 00°32'23" West for a distance of 1 foot which is situated in the said North-South 1/16 centerline; Thence along the said North-South 1/16 line, South 00°32'23" West for a distance of 343.44 feet to the True Point of Beginning for this property description, as shown on Survey No. 8530 filed in the Klamath County Surveyor's Office.

The true and actual consideration for this conveyance is \$75,000.00.

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 14 day of June, 2024.

Shirley Marie Sharp
Shirley Marie Sharp

State of CA) ss
County of Contra Costa }

On this 14 day of June, 2024, before me, Raquel Suarez a Notary Public in and for said state, personally appeared Shirley Marie Sharp, 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.

[Signature]
Notary Public for the State of CA
Residing at: 1708 Peridot Ct Antioch, CA 94509
Commission Expires: 1/19/2028

