

2024-004984

Klamath County, Oregon

06/20/2024 02:32:01 PM

Fee: \$97.00



After recording return to:
Karen S. Carter
16739 Ponderosa Ln
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Karen S. Carter
16739 Ponderosa Ln
Klamath Falls, OR 97601

File No.: 7161-4163749 (SA)
Date: May 07, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Billy LeRay Skidmore and Rhonda Marie Cassidy as Conservator for the Estate of Gloria J. Tiner as Protected Person under the Probate No. 21PR00989, Filed in the Circuit Court of Klamath County, Oregon, Grantor, conveys and warrants to **Karen S. Carter**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$450,000.00**. (Here comply with requirements of ORS 93.030)

APN: 487734

Statutory Warranty Deed
- continued

File No.: 7161-4163749 (SA)

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 18 day of June, 2024.

Billy LeRay Skidmore and Rhonda Marie Cassidy as Conservator for the Estate of Gloria J. Tiner as Protected Person under Probate No. 21PR00989, Filed in the Circuit Court of Klamath County, Oregon.

Rhonda Marie Cassidy
Rhonda Marie Cassidy, Conservator

Billy LeRay Skidmore
Billy LeRay Skidmore, Conservator

APN: **487734**

Statutory Warranty Deed
- continued

File No.: **7161-4163749 (SA)**

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 18 day of June, 2024
by **Billy LeRay Skidmore and Rhonda Marie Cassidy as Conservator for the Estate of Gloria J. Tiner as Protected Person under Probate No. 21PR00989, Filed in the Circuit Court of Klamath County, Oregon..**



Marla
Notary Public for Oregon
My commission expires: 2/26/2027

APN: 487734

Statutory Warranty Deed
- continued

File No.: 7161-4163749 (SA)

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 4 AND THAT PORTION OF LOT 5, BLOCK 12, FIRST ADDITION TO KLAMATH RIVER ACRES, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE CLERK OF KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 4, BLOCK 12, SAID POINT BEING ON THE EASTERLY BOUNDARY OF PONDEROSA LANE, THENCE FOLLOWING SAID EASTERLY BOUNDARY OF PONDEROSA LANE IN A SOUTHEASTERLY DIRECTION 73 FEET; THENCE NORTHEASTERLY ON A LINE PARALLEL TO THE SOUTH BOUNDARY OF SAID LOT 4 TO THE SOUTHWEST BOUNDARY OF LOT 2, BLOCK 12; THENCE FOLLOWING SAID SOUTHWEST BOUNDARY IN A NORTHWESTERLY DIRECTION TO THE SOUTHEAST CORNER OF LOT 4, BLOCK 12; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY BOUNDARY OF LOT 4 TO THE POINT OF BEGINNING, IN THE COUNTY OF KLAMATH, STATE OF OREGON.