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NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



Returned at Counter

2024-005108

Klamath County, Oregon



00329965202400051080040045

06/25/2024 11:57:12 AM

Fee: \$97.00

After recording, return to (Name and Address):

Kaylor Atchley

Until requested otherwise, send all tax statements to (Name and Address):

Kaylor Atchley
 25010 5th St P.O. Box 45
 Sprague River OR, 97639

[SPACE RESERVED FOR RECORDER'S USE]

SPECIAL WARRANTY DEED

Alpha Harris
 364 SE MILLER AVE
 Bend, OR 97702

 for the consideration stated below, does hereby grant, bargain, sell and convey to Kaylor Atchley and Anna Merritt _____

_____ ("grantee"), and to grantee's heirs, successors and assigns, all of that certain real property, with all rights and interests belonging or relating thereto, situated in Klamath _____ County, Oregon, legally described (check one):

- ☒ as set forth on the attached Exhibit A, and incorporated by this reference.
☐ as follows:

To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

Grantor specially warrants that the above-described real property is free from encumbrances created or suffered thereon by grantor except (if no exceptions, so state): _____

Grantor further warrants and will defend the title to the property, and every part and parcel of it, against all persons who may lawfully claim an interest in the same by, through or under the grantor.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ \$ 5,000.00;

☐ other property or value given or promised which is ☐ part of the ☐ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.

S-N Form No. 762 - Special Warranty Deed (Fee Simple) - Page 1 of 2



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.

In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on 6/25/2024; any signature on behalf of a business or other entity is made with the authority of that entity.

Aloha M Harris

STATE OF OREGON, County of Klamath) ss.
 This record was acknowledged before me on 6-25-24,
 by Aloha M Harris
 or This record was acknowledged before me on _____,
 by _____
 as (corporate title) _____
 of (company name) _____

Suzanne M Earle

Notary Public for Oregon

My commission expires August 31, 2027



Exhibit "A"

R333749

R-3610-014BC-05300-000

✓ The following described property situated in Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Oregon, being more particularly described as follows:

Beginning at a point which lies South along the Section line a distance of 1980 feet; thence East 1113 feet; thence South 360 feet from an iron pin which marks the Northwest corner of Section 14 in Township 36 South, Range 10 East of the Willamette Meridian and running thence South 100 feet; thence East 120 feet; thence North 100 feet; thence West 120 feet more or less to the point of beginning. Said tract lying in Government Lot 13 situated in the SW1/4 NW1/4 Section 14, Township 36 South, Range 10 East of the Willamette, Meridian, Klamath County, Oregon.

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