

2024-005399

Klamath County, Oregon

06/26/2024 03:14:02 PM

Fee: \$102.00



After recording return to:
Caleb Carlton
404 Washington Street
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
Caleb Carlton
404 Washington Street
Klamath Falls, OR 97601

File No.: 7161-4172764 (SA)
Date: June 05, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

This Document may be executed in counterparts and shall together constitute one and the same instrument.

Jason E. Carlton and Erin Carlton, as tenants by the entirety, Grantor, conveys and warrants to **Caleb Carlton**, 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 **\$300,000.00**. (Here comply with requirements of ORS 93.030)

APN: **R412440**

Statutory Warranty Deed
- continued

File No.: **7161-4172764 (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.

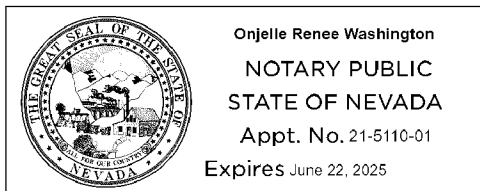
Dated this 24th day of June, 2024.

Jason E. Carlton
Jason E. Carlton

Erin Carlton

STATE OF Nevada)
County of CLARK)ss.

This instrument was acknowledged before me on this 24th day of June, 2024
by **Jason E. Carlton**.



Onjelle R. Washington
Notary Public for Nevada
My commission expires: 06/22/2025

Notarized remotely using audio-video communication technology via Proof.

APN: **R412440**

Statutory Warranty Deed
- continued

File No.: **7161-4172764 (SA)**

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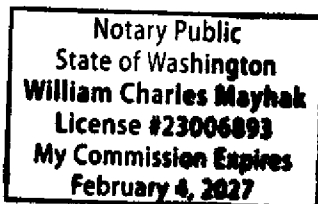
Dated this 21 day of June, 2024.

Jason E. Carlton
Jason E. Carlton

Erin Carlton
Erin Carlton

STATE OF Washington)
Oregon) ss.
County of Klamath)
Spokane

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Jason E. Carlton**.



Notary Public for Oregon Washington
My commission expires: 2-4-2027

WASHINGTON SHORT-FORM INDIVIDUAL ACKNOWLEDGMENT
RCW 42.45.140

State of Washington

County of SPOKANE

} ss.

This record was acknowledged before me on

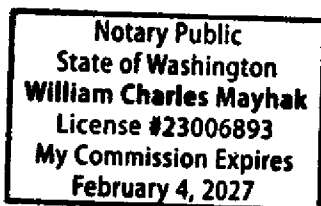
6-21-2024

Date

by

Erin Carlton

Name(s) of Individual(s)



William Charles Mayhak

Signature of Notarizing Officer

Notary Public

Title (Such as "Notary Public")

Place Notary Seal and/or Stamp Above

My commission expires:

2-4-2027

OPTIONAL

Completing this information can deter alteration of the document or
fraudulent reattachment of this form to an unintended document.

Description of Attached Document

File # 71d-4172764(SA)(oregon)

Title or Type of Document:

Statutory Warranty Deed

Document Date:

6-21-2024

Number of Pages:

1

Signer(s) Other Than Named Above:

**SEE
ATTACHED**

APN: **R412440**

Statutory Warranty Deed
- continued

File No.: **7161-4172764 (SA)**

EXHIBIT A

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

The Northwesterly 88 feet of Lot 5 in Block 50 in FIRST ADDITION TO THE CITY OF KLAMATH FALLS, Oregon, described as follows:

Beginning at the Northwesterly corner of said Block 50, thence in a Northeasterly direction along the Southerly line of Washington Street in said Addition 53.2 feet to the Northeasterly corner of said Lot 5, thence in a Southeasterly direction parallel with Fourth Street in said Addition 88 feet; thence in a Southwesterly direction parallel with Washington Street 53.2 feet to the Westerly line of said Lot 5, thence in a Northwesterly direction along the Easterly line of Fourth Street 88 feet to the place of beginning.

NOTE: This Legal Description was created prior to January 01, 2008.