



2024-005883
Klamath County, Oregon
07/09/2024 12:01:02 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jared Luckini and Shyla Luckini

12920 Algoma Rd.

Klamath Falls, OR 97601

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

Jared Luckini and Shyla Luckini

12920 Algoma Rd.

Klamath Falls, OR 97601

File No. 638426AM

STATUTORY WARRANTY DEED

Gary Lee Siddall,

Grantor(s), hereby convey and warrant to

Jared Luckini and Shyla Luckini, 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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$230,000.00.

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:

Real property taxes due, if any, but not yet payable

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 5 day of July, 2024

Gary Lee Siddall
Gary Lee Siddall

State of Oregon } ss
County of Klamath }

On this 5 day of July, ^{*2024^{uv}} Oregon, before me, Julie Vanleuven a Notary Public in and for said state, personally appeared Gary Lee Siddall, 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.

Julie Vanleuven
Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: 10-30-2027
2027^{uv}

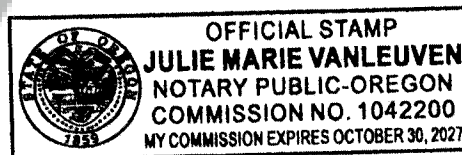


EXHIBIT 'A'

File No. 638426AM

Parcel 1:

A tract of land situated in the NE1/4 of the SE1/4 in Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin with Tru-Line Surveying, Inc. plastic cap, said point being on the Easterly edge of an access road, from which the C-E 1/16 corner of said Section 6 bears North 30°10'19" West 700.18 feet; thence along the said Easterly edge of the access road, North 11°40'34" East 91.95 feet and North 22°57'34" East 164.52 feet to the Southwesterly right of way line of Sprague River Road; thence South 53°56'12" East, along said right of way line, 501.9 feet, more or less, to the high water line of Sprague River; thence Southwesterly, along the said high water line, 315.0 feet, more or less, to the adjusted line of "Property Line Adjustment 4-00; thence North 44°25'56" West, along the said adjusted line, 355.8 feet, more or less, to the point of beginning, with bearings based on Record of Survey 3842 on file at the office of the County Surveyor.

Parcel 2:

A tract of land situated in the NE1/4 of the SE1/4 in Section 6, Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin with Tru-Line Surveying, Inc. plastic cap, said point being on the Easterly edge of an access road, from which the C-E 1/16 corner of said Section 6 bears North 30°10'19" West 700.18 feet; thence South 44°25'56" East 355.8 feet, more or less, to the high water line of Sprague River; thence Southwesterly, along said high water line, 297.2 feet, more or less, to the South line of the S1/2 N1/2 S1/2 NE1/4 SE1/4 of said Section 6; thence North 89°59'54" West, along the said South line, 131.0 feet, more or less, to a 1/2" iron pin on the Easterly edge of the access road; thence, along the said Easterly edge of the access road, North 27°01'30" East 279.42 feet and North 08°33'44" East 138.01 feet to the point of beginning, with bearings based on Record of Survey 3842 on file at the office of the County Surveyor.