



2024-005811
Klamath County, Oregon
07/08/2024 02:40:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDS USE

2024-005993
Klamath County, Oregon
07/12/2024 09:16:02 AM
Fee: \$92.00

After recording return to:
Ashley D. Griggs and Eugene L. Babcock
3206 Shasta Way
Klamath Falls, OR 97603

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

Ashley D. Griggs and Eugene L. Babcock
3206 Shasta Way
Klamath Falls, OR 97603
File No. 636622AM

Re recorded at the request of AmeriTitle to add the erroneously omitted calls to the legal description. Previously recorded in 2024-005811.

STATUTORY WARRANTY DEED

Jonathan B. Reagan,

Grantor(s), hereby convey and warrant to

Ashley D. Griggs and Eugene L. Babcock, with right of survivorship,

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:

The West half of Lot 1 in Block 1 of HOME ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM that portion described as follows:

Beginning at the iron pipe marking the Southwest corner of Lot 1 of HOME ACRES SUBDIVISION

thence North 0° 21' 15" East along Westerly boundary of said Lot 1, 159.75 feet to an iron pipe;

thence South 89° 46' 45" East 5.0 feet to an iron pipe;

thence South 0° 21' 15" West ~~feet to 75.0 feet to an iron to pipe;~~ 75.0 feet to an iron pipe;

thence South 89° 46' 45" East 69.96 feet to an iron pipe on the Easterly boundary of the West half of said Lot 1, 84.75 feet to an iron pipe on the Southerly boundary of said Lot 1;

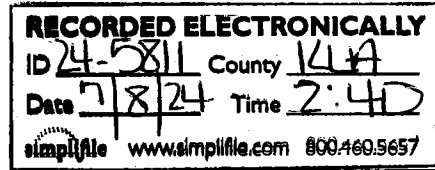
thence North 89° 46' 45" West 74.95 feet, more or less, to the point of beginning

*thence South 0°21'15" West along the said Easterly boundary of the West half of said Lot 1,

The true and actual consideration for this conveyance is \$212,000.00.

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



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3206 Shasta Way

Klamath Falls, OR 97603

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File No. 636622AM

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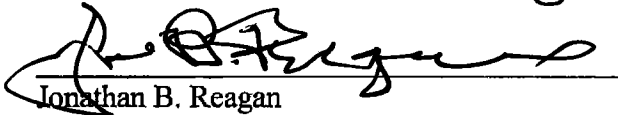
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Real property taxes due, if any, but not yet payable

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.

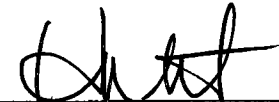
Dated this 3rd day of July, 2024


Jonathan B. Reagan

State of ~~Oregon~~ ^{Fl} ss Florida
County of ~~Klamath~~ ^{Fl} Polk

On this 3rd day of July, 2024, before me, Heidi Frechette a Notary Public in and for said state, personally appeared Jonathan B. Reagan, 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.


Heidi Frechette
Notary Public for the State of ~~Oregon~~ ^{Fl} Florida
Residing at: ~~Klamath Falls~~ ^{Fl} Polk, Florida
Commission Expires: 01.25.27

