

Beatrice Large

2024-006039

Klamath County, Oregon



00331027202400060390010012

07/15/2024 10:51:54 AM

Fee: \$82.00

WHEN RECORDED RETURN TO: MAIL TAX STATEMENT TO:

Brett Watson 21830 Silver Fox Ln, Chiloquin, OR 97624

WARRANTY DEED

THE GRANTOR(S),

- KURT & JANELLE HAMILTON, a married couple with a mailing address of, 1327 HORIZON RIDGE CT, SALEM, OR 97303,

for and in consideration of: \$17,000 and other good and valuable consideration grants, bargains, sells, conveys and warranties to the GRANTEE(S):

Brett Watson, an Individual with an address of 21830 Silver Fox Ln, Chiloquin, OR 97624

the following described real estate, situated in the County of Klamath, State of Oregon:

KLAMATH FOREST ESTATES BLK-12 LOT-25, Tax Lot 3510-022A0-3000

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

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. THIS 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 INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE 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, 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 OREGON LAWS 2007.

Grantor Signatures:

DATED: 6/27/2024

Kurt Hamilton
1327 HORIZON RIDGE CT, SALEM, OR 97303

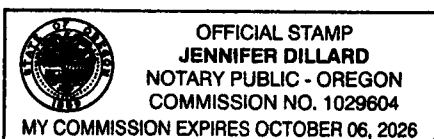
Grantor Signatures:

DATED: 6/27/2024

Janelle Hamilton
1327 HORIZON RIDGE CT, SALEM, OR 97303

STATE OF Oregon
COUNTY OF Marion, ss:

This instrument was acknowledged before me on this 27 day of June 2024,
by Kurt and Janelle Hamilton, a married couple with a mailing address of 1327 HORIZON RIDGE CT, SALEM, OR 97303



Jennifer Dillard
Notary Public
Signature of person taking acknowledgment

Title (and Rank)
My commission expires 10-6-26