



2024-005745

Klamath County, Oregon

07/05/2024 09:21:01 AM

Fee: \$92.00

THIS SPACE RESERVED FOR R

2024-006221

Klamath County, Oregon

07/18/2024 10:56:03 AM

Fee: \$97.00

After recording return to:

Norman Eugene Kelley and Patricia Marie Kelley

5195 Walton Dr.

Klamath Falls, OR 97603

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

Norman Eugene Kelley and Patricia Marie Kelley

5195 Walton Dr.

Klamath Falls, OR 97603

File No. 636562AM

Re Recorded at the request of AmeriTitle, to correct the notary block date. Previously recorded in 2024-005745.

STATUTORY WARRANTY DEED

Casita Bonita LLC, an Oregon Limited Liability Company

Grantor(s), hereby convey and warrant to

Norman Eugene Kelley and Patricia Marie Kelley, 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:

Portion of Lot 1, HOMEDALE, in the County of Klamath, State of Oregon, more particularly described as follows:

**Beginning at a point which lies North 43°30' West a distance of 312.4 feet from the Southeast corner of Lot 1, Homedale, a platted subdivision in Klamath County, Oregon;
thence North 25°00' East, 61.0 feet to a fence corner;
thence South 66°40' East, 98.4 feet to an iron pipe;
thence South 41°39' West 95.8 feet to an iron pipe;
thence North 43°30' West, 76.2 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$280,000.00.

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

SIGNED IN COUNTERPART



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Norman Eugene Kelley and Patricia Marie Kelley
5195 Walton Dr.
Klamath Falls, OR 97603

RECORDED ELECTRONICALLY

2024
ID: 5145 COUNTY: KLA

DATE: 7/5/24 TIME: 9:21 am

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

Norman Eugene Kelley and Patricia Marie Kelley
5195 Walton Dr.
Klamath Falls, OR 97603
File No. 636562AM

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The true and actual consideration for this conveyance is \$280,000.00.

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:

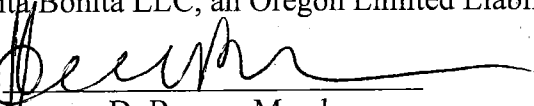
Real property taxes due, if any, but not yet payable

SIGNED IN COUNTERPART

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 26 day of June, 2024.

Casita Bonita LLC, an Oregon Limited Liability Company

BY: 

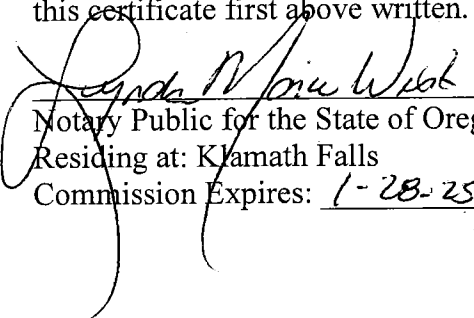
Honoree D. Brown, Member

State of Oregon} ss

County of Klamath} 26th June

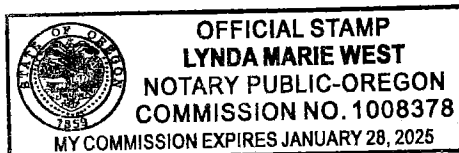
On this 24 day of July, 2024, before me, Lynda Marie West a Notary Public in and for said state, personally appeared Honoree D. Brown known or identified to me to be the Members in the Limited Liability Company known as Casita Bonita LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon

Residing at: Klamath Falls

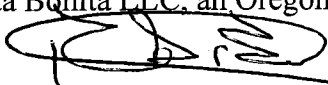
Commission Expires: 1-28-25



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 2 day of July, 2024.

Casita Bonita LLC, an Oregon Limited Liability Company

BY: 

Raury A. Blackman, Member

State of Oregon} ss
County of Klamath}

On this 2 day of July, 2024, before me, Lynda Marie West a Notary Public in and for said state, personally appeared Raury A. Blackman, known or identified to me to be the Members in the Limited Liability Company known as Casita Bonita LLC who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: 1-28-25

