



2024-006313
Klamath County, Oregon
07/19/2024 01:45:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORD

After recording return to:
Zachariah Stephen Carpenter-Hamilton
1120 Annie Ct.
Chiloquin, OR 97624

Until a change is requested all tax statements shall be
sent to the following address:
Zachariah Stephen Carpenter-Hamilton
1120 Annie Ct.
Chiloquin, OR 97624
File No. 640173AM

STATUTORY WARRANTY DEED

David D. Crockett and Mary E. Crockett, as Tenants by the Entirety ,
Grantor(s), hereby convey and warrant to

Zachariah Stephen Carpenter-Hamilton,

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:

A portion of Lot 7, Block 4 of TRACT 1019, WINEMA PENINSULA - UNIT 2, in the County of
Klamath, State of Oregon, and being more particularly described as follows:

Beginning at a point on the South line of said Lot 7, said point being North 89° 50' 08" West 163.00
feet from the Southeast corner of said Lot 7;
thence North 246.76 feet;
thence North 53° 29' 14" East 171.79 feet to the right of way line of the Cul-De-Sac of Annie Court;
thence Westerly along the arc of said cul-de-sac (radius bears North 29° 54' 33" East 50.00 feet,
central angle is 23° 34' 41") 20.58 feet to the most Northerly corner of said Lot 7;
thence South 53° 29' 14" West 489.47 feet;
thence South 05° 33' 04" West 70.86 feet to the Southwest corner of said Lot 7;
thence South 89° 50' 08" East 277.44 feet to the point of beginning.

SAVING AND EXCEPTING any portion deeded to the State of Oregon, by and through its
Department of Transportation, Highway Division, in deed recorded May 24, 1990 in Volume M90
Page 9965, records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$265,000.00.
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:

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.

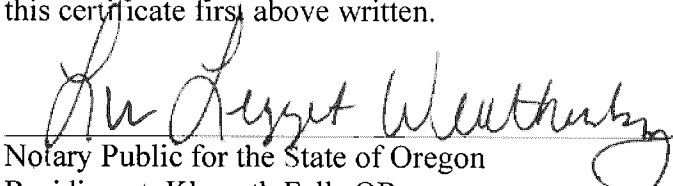
Dated this 19 day of July 2024.


David D. Crockett


Mary E. Crockett

State of Oregon } ss
County of Klamath }

On this 19 day of July , 2024, before me, Lisa Legget Weatherby a Notary Public in and for said state, personally appeared David D. Crockett and Mary E. Crockett , 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.


Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/27/2027

