



2024-006770
Klamath County, Oregon
08/02/2024 12:59:02 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jonathan Charles Brown

4346 Ferrier Ave.

Klamath Falls, OR 97601

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

Jonathan Charles Brown

4346 Ferrier Ave.

Klamath Falls, OR 97601

File No. 643123AM

STATUTORY WARRANTY DEED

Christina Werner Brookshier,

Grantor(s), hereby convey and warrant to

Jonathan Charles Brown,

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 \$160,000.00.

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

A Life Estate of Kathleen Aspinwall


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 26th day of July 2024.


Christina Werner Brookshier

State of Oregon } ss
County of Klamath }

On this 26th day of July, 2024, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Christina Werner Brookshier, 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 County
Commission Expires: 9/19/2026

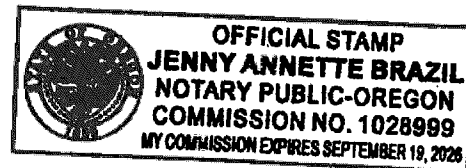


EXHIBIT 'A'

A parcel of land situate in the W1/2 SE1/4 NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South line of the NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, from which the quarter corner common to Sections 32 and 33 bears North 89° 34' East 1,002 feet distant; thence North 0° 06' East 1,008.65 feet to the Southerly line of the Klamath Falls-Ashland State Highway No. 66; thence South 72° 21' West 340.1 feet; thence South 0° 06' West 907.8 feet; thence North 89° 34' East 324 feet to the point of beginning.

EXCEPTING THEREFROM a parcel of land situated in the W1/2 SE1/4 NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron rod on the Southeasterly right of way line of the Klamath Falls-Ashland State Highway No. 66 from which a brass cap monument with a stone marked "1/4" adjacent to it marking the 1/4 corner common to Section 32 and 33 bears South 50° 01' 11" East 1,488.33 feet; thence South 00°06' West 964.93 feet to a 1/2 inch iron rod, said point also being the South line of the NE1/4 of said Section 32; thence South 89° 34' 00" West 183.81 feet to a 1/2 inch iron rod; thence North 00° 06' 00" East 907.80 feet more or less to a 1/2 inch iron rod on the Southerly line of the Klamath Falls-Ashland State Highway No. 66; thence North 72° 21' East 193.00 feet along the said right of way line of said highway to the point of beginning.