



2024-006984
Klamath County, Oregon
 08/12/2024 01:37:02 PM
 Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Bill Eaton and Debra Eaton
10130 Sprague River RD
Chiloquin OR 97624

Until a change is requested all tax statements shall be sent to the following address:
Bill Eaton and Debra Eaton
same as above

File No. 643569AM

STATUTORY WARRANTY DEED

Steve Washam and Alicia Washam, as Tenants by the Entirety ,
 Grantor(s), hereby convey and warrant to

Bill Eaton and Debra Eaton, 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:

That part of the E1/2 of Government Lot 3 that lies South of the Sprague River Highway in Section 1, Township 35 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

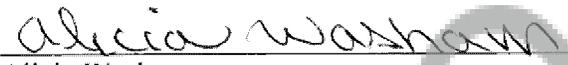
The true and actual consideration for this conveyance is \$142,000.00.
 The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

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 06 day of August, 2024

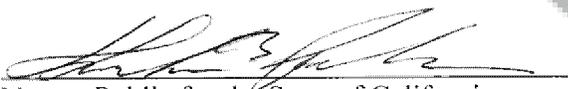

Steve Washam


Alicia Washam

State of California } ss
County of Los Angeles }

On this 06 day of August, 2024, before me, Karla B. Palomera a Notary Public in and for said state, personally appeared Steve Washam and Alicia Washam, 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 California
Residing at: Lancaster CA 93536
Commission Expires: July 02, 2027

