



After recording return to:  
Nicholas A. Haney and Samantha  
Christine Haney  
8841 Shady Pine Road  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Nicholas A. Haney and Samantha  
Christine Haney  
8841 Shady Pine Road  
Klamath Falls, OR 97601

File No.: 7161-4185747 (SA)  
Date: July 17, 2024

**2024-007307**  
**Klamath County, Oregon**  
08/21/2024 10:38:02 AM  
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Conner Tocheri and Katie Gregson AS QUALIFIED BY THE FOLLOWING LANGUAGE  
CONTAINED IN THE DEED TO THE VESTEES HEREIN: "with right of survivorship",**  
Grantor, conveys and warrants to **Nicholas A. Haney and Samantha Christine Haney as  
tenants by the entirety**, Grantee, the following described real property free of liens and  
encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2024-2025** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$250,000.00**. (Here comply with requirements of ORS 93.030)

APN: **380153**

Statutory Warranty Deed  
- continued

File No.: **7161-4185747 (SA)**

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.

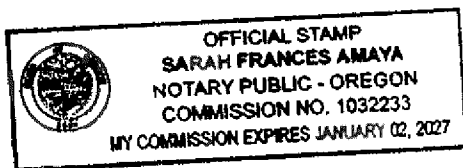
Dated this 19 day of August, 2024.

Conner Tocheri  
Conner Tocheri

Katie Gregson  
Katie Gregson

STATE OF Oregon )  
County of Klamath ) ss.

This instrument was acknowledged before me on this 19 day of Aug, 2024  
by **Conner Tocheri and Katie Gregson**.



[Signature]  
Notary Public for Oregon  
My commission expires: 1/2/2027

APN: **380153**

Statutory Warranty Deed  
- continued

File No.: **7161-4185747 (SA)**

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

Commencing at the iron pin which marks the Northwest corner of Lot 3, Section 31, Township 37 South, Range 9 East of the Willamette Meridian, and running thence South 1°5' West along the West 40 line of said Lot 3, a distance of 328.5 feet to an iron pin; thence North 73°54' East a distance of 140.8 feet to a point which is the point of curvature of a 16° curve to the left of the State Highway; thence at right angles on a radial line of said 16° curve a distance of 30 feet to an iron pin which is on the Southeasterly right of way line of the Dalles-California Highway; thence following the arc of a 14°46' curve to the left which curve is also the Southeasterly right of way line of the said highway a distance of 39.1 feet to an iron pin which is the True Point of Beginning of the Tract herein described; thence continuing along the arc of said 14°46' curve to the left a distance of 70 feet to an iron pin which lies 30 feet Southeasterly from the center line of the State Highway; thence South 32°14' East along a radial line of said curve a distance of 209.5 feet to an iron pin; thence South 26°39' West a distance of 43.9 feet to an iron pin; thence North 63°21' West a distance of 112 feet to an iron pin; thence North 21°54' West along a line which is a radial line of the above mentioned 14°46' curve a distance of 144.9 feet, more or less to the True Point of Beginning. Said tract being in Lot 3, Section 31, Township 37 South, Range 9 East, Willamette Meridian.

**NOTE:** This legal description was created prior to January 1, 2008.