

2024-007413

Klamath County, Oregon



00332716202400074130020029

08/26/2024 11:15:33 AM

Fee: \$87.00

AFTER RECORDING, RETURN TO:

Esther M. Hargis
Po Box 32
Beatty, OR, 97621

SEND TAX STATEMENTS TO:

Anna Williams
Po Box 222
Beatty, OR, 97621

This instrument was prepared by:

John & Esther Hargis
Po Box 32
Beatty, OR, 97621

STATUTORY WARRANTY DEED

John & Esther Hargis, with an address of Po Box 32, Beatty, OR, 97621 ("Grantor"), conveys and warrants to Anna Williams, whose address is Po Box 222, Beatty, OR, 97621, ("Grantee"), the following described real property free of encumbrances, except as specifically set forth herein:

4.21 acres of land in Klamath County, Oregon, described more particularly as

FERGUSEN MOUNTAIN PINES 1ST ADDITION BLOCK 17 LOT 5

3513-033B0-04400

The true consideration for this conveyance is \$4500.00

Purchase includes all items left on property at time of transfer excluding Tractor #400 which was previously sold.

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 15 day of DECEMBER ²⁰²³~~2021~~

Grantor John Hargis

[Signature]
Signature

Grantor Esther Hargis

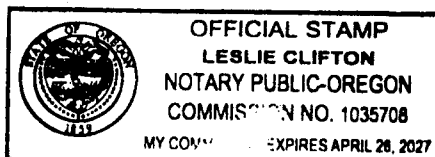
[Signature]
Signature

STATE OF OREGON

COUNTY OF KLAMATH

} ss.

The foregoing instrument was acknowledged before me on this 15 day of DECEMBER, ²⁰²³~~2021~~ by John Hargis and Esther Hargis, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



[Signature]
Printed Name: LESLIE CLIFTON
Notary Public in and for the State of Oregon
EXP: 4/26/27