

Return To:



2024-007576

Klamath County, Oregon

08/30/2024 09:08:02 AM

Fee: \$87.00

After Recording Return to:

Rachel O' Ryan
1750 Circle Bar Drive
La Pine OR 97739

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

File No. DE22509 / 647432AM

STATUTORY WARRANTY DEED

Heidi M. Carver,

herein called grantor, convey(s) and warrant(s) to

Rachel O' Ryan,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon,
described as:

PARCEL 1

Lot 3 in Block 2 of MAHN'S ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

The North Seventy Five (75) feet of Lot 6 in Block 1, MAHN'S ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3

The Northerly Seventy Five (75) feet of the following described tract; Beginning at a point which is South 0°15' West 765.67 feet from the quarter corner between Section 11 and 14, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and along North and South center line of said Section 14; thence South 0°15' West 172.03 feet; thence North 66°30' West 63.8 feet; thence North 25°56' West 124.5 feet; thence North 17°39' East 36.42 feet; thence South 89°24' East 100.67 feet more or less, to the point of beginning, the above described parcel of land lying in the NE1/4 of the NW1/4 of Section 14, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

(Account 131565, Map and Taxlot 2309-014BA-01000, Account 131734, Map and Taxlot 2309-014BA-01200, Account 131574, Map and Taxlot 2309-014BA-03700)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$350,000.00**.

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, AND 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: 8/27/24

By: Heidi M. Carver
Heidi M. Carver

STATE OF OREGON, County of Washington ss.

On August 27, 2024, personally appeared the above named **Heidi M. Carver** and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Christine Jean Gibbs

Notary Public for Oregon

My commission expires: 4-18-25

