



2024-007587  
Klamath County, Oregon  
08/30/2024 10:18:02 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Aaron Robert Binford

14815 SE Topaz Ave

Milwaukie, OR 97267

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

Aaron Robert Binford

14815 SE Topaz Ave

Milwaukie, OR 97267

File No. 647601AM

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### STATUTORY WARRANTY DEED

**Craig D. Towell and Melonie J. Towell, as Tenants by the Entirety ,**  
Grantor(s), hereby convey and warrant to

**Aaron Robert Binford,**

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:

**The NE1/4 of the NE1/4, W1/2 of the NE1/4, E1/2 of the E1/2 of the NW1/4, of Section 27, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.**

**EXCEPT that portion deeded to Klamath County in Deed Volume M70, page 3381, Microfilm Records of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**3610-00000-02600**

**The true and actual consideration for this conveyance is \$185,000.00.**

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

Return to:

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.

Date: 8/29/24

Craig D. Towell  
Craig D. Towell

Melonie J. Towell  
Melonie J. Towell

State of Oregon } ss

County of Deschutes }

On this 29<sup>th</sup> day of August, 2024, before me, Shannon Loux, a Notary Public in and for said state, personally appeared CRAIG D. TOWELL AND MELONIE J. TOWELL, 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.

Shannon Loux  
Notary Public for the State of Oregon

Commission Expires: 5/21/27

