

2024-008032

Klamath County, Oregon

09/13/2024 02:08:02 PM

Fee: \$97.00



After recording return to:
Johnny C. Dirks and Nicole M. Dirks
2363 Harding St
Sweet Home, OR 97386

Until a change is requested all tax
statements shall be sent to the
following address:
Johnny C. Dirks and Nicole M. Dirks
2363 Harding St
Sweet Home, OR 97386

File No.: 7161-4194151 (JC)

Date: August 14, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

ROBRAD, An Oregon Limited Partnership, Grantor, conveys and warrants to **Johnny C. Dirks and Nicole M. Dirks, 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 **\$28,000.00**. (Here comply with requirements of ORS 93.030)

APN: **253683**

Statutory Warranty Deed
- continued

File No.: **7161-4194151 (JC)**

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 12 day of September, 2024

ROBRAD, An Oregon Limited Partnership

By: 
Name: Doyle F. Gregory
Title: Authorized Signer

By: 
Name: Nina Gregory
Title: Authorized Signer

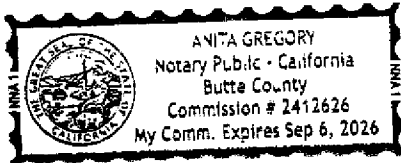
APN: 253683

Statutory Warranty Deed
- continued

File No.: 7161-4194151 (JC)

STATE ^(X) Oregon *California*
OF
County of ^(X) ~~Klamath~~ *Butte*)ss.

This instrument was acknowledged before me on this 12th day of September,
2024 by Doyle F. Gregory as Authorized Signer and Nina Gregory as Authorized Signer of
ROBRAD, An Oregon Limited Partnership, on behalf of the .



Anita Gregory

^(X)
Notary Public for ~~Oregon~~ *California*
My commission expires:

9/6/26

EXHIBIT A

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

Lot 1, Block 3, LONE PINE ON THE SPRAGUE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/80 interest in and to the following:

A tract of land situated in the SW 1/4 of Section 11 and the NE 1/4 of Section 14, all in Township 35 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin of the West line of the SW 1/4 SE 1/4 of said Section 11, said point being North 0 degrees 07' 13" West a distance of 71.79 feet from the South 1/4 corner of said Section 11; thence South 62 degrees 56' 13" East 572.55 feet; thence on the arc of a 130 foot radius curve to the right 24.17 feet; thence South 52 degrees 17' 05" East 440.74 feet; thence on the arc of a 130 foot radius curve to the right 33.42 feet thence South 37 degrees 33' 14" East 141.09 feet; thence on the arc of a 130 foot radius curve to the right 71.41 feet; thence South 06 degrees 04' 53" East 158.13 feet; thence on the arc of a 70 foot radius curve to the left 78.84 feet; thence South 71 degrees 26' 17" East 279.26 feet; thence South 72 degrees 03' 37" East 210.79 feet; thence on the arc of a 130 foot radius curve to the right 129.94 feet; thence South 14 degrees 47' 22" East 269.56 feet, thence South 30 degrees East to the intersection with the thread or centerline of Sprague River; thence Northwesterly along the thread of the Sprague River to its intersection with the West line of the SW 1/4 SE 1/4 of said Section 11; thence South 0 degrees 07' 13" East along the said West line of the point of beginning.

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