



2024-008099  
Klamath County, Oregon  
09/16/2024 01:52:02 PM  
Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:  
Jennifer Knapp  
2108 Hope St.  
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be  
sent to the following address:  
Jennifer Knapp  
2108 Hope St.  
Klamath Falls, OR 97603  
File No. 648120AM

STATUTORY WARRANTY DEED

Tracy Holden,  
Grantor(s), hereby convey and warrant to

Jennifer Knapp,  
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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$209,000.00.  
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

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: September 5, 2024

Tracy Holden  
Tracy Holden

State of Oregon } ss  
County of Klamath }

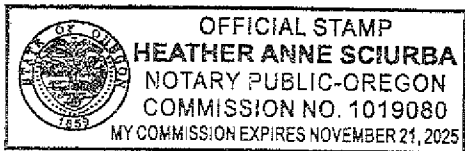
Heather Sciurba

On this 9th day of September, 2024, before me, ~~Lisa Weatherly~~ a Notary Public in and for said state, personally appeared Tracy Holden, 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.

Heather Sciurba

Notary Public for the State of Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 11/21/25



**EXHIBIT 'A'**

File No. 648120AM

A portion of the SE1/4 NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the South boundary line of said SE1/4 NW1/4 of Section 2, 330 feet East of the Southwest corner of said SE1/4 NW1/4 of Section 2; thence North and parallel to the West line of said SE1/4 NW1/4 of said Section 2, 760 feet to the Southwest corner of the tract herein conveyed, being the place of beginning of this description; thence from said place of beginning East and parallel to the North line of said SE1/4 NW1/4 of said Section, 165 feet; thence North and parallel to the West line of said SE1/4 NW1/4, 80 feet; thence West and parallel to the North line of said SE1/4 NW1/4, 165 feet; thence South and parallel to the West line of said SE1/4 NW1/4, 80 feet to the place of beginning.

EXCEPTING THEREFROM that portion lying within Hope Street, all located in Klamath County, Oregon.