

**RECORDING COVER SHEET** PER ORS 205.234  
THIS COVER SHEET HAS BEEN PREPARED BY THE PERSON  
PRESENTING THE ATTACHED INSTRUMENT FOR RECORDING.  
ANY ERRORS IN THIS COVER SHEET DOES NOT AFFECT THE  
TRANSACTION(S) CONTAINED IN THE INSTRUMENT ITSELF.

**2024-008415**  
Klamath County, Oregon  
09/25/2024 04:03:02 PM  
Fee: \$102.00

**FILE NO: 4186508/SA**

**RECORDING REQUESTED BY AND RETURN TO:**

**First American Title  
1225 Crater Lake Ave  
Medford OR 97504**

**1. Title of Document: (ORS 205.234a)**

**Statutory Warranty Deed**

**2. Grantor(s): (ORS 205.160)**

**Dustin Kelly who acquired title as Dustin William Kelly**

**3. Grantee(s): (ORS 205.1251a and 205.160)**

**Allen Sutton and Jody Valentine not as tenants in common, but with rights of survivorship**

**4. TRUE AND ACTUAL TRANSACTION AMOUNT: (ORS 93.030) (If applicable):**

**\$252,600.00**

**5. SEND TAX STATEMENTS TO:**

**Allen Sutton  
1270 Joe Wright Road  
Klamath Falls, OR 97603**

**6. If this instrument is being Re-Recorded, complete the following statement: (ORS 205.244)**

**Re-recorded to: correct grantor's name, on instrument previously recorded as Document No. 2024-008365**



After recording return to:  
Allen Sutton  
1270 Joe Wright Road  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Allen Sutton  
1270 Joe Wright Road  
Klamath Falls, OR 97603

File No.: 7161-4186508 (SA)  
Date: July 19, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

**2024-008365**

Klamath County, Oregon

09/24/2024 03:47:03 PM

Fee: \$92.00

### STATUTORY WARRANTY DEED

**Dustin Kelly**, Grantor, conveys and warrants to **Allen Sutton and Jody Valentine not as tenants in common, but with rights of survivorship**, 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 **\$252,600.00**. (Here comply with requirements of ORS 93.030)

\* who acquired title as Dustin William Kelly



After recording return to:  
Allen Sutton  
1270 Joe Wright Road  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Allen Sutton  
1270 Joe Wright Road  
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File No.: 7161-4186508 (SA)  
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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 **\$252,600.00**. (Here comply with requirements of ORS 93.030)

APN: **581775**

Statutory Warranty Deed  
- continued

File No.: **7161-4186508 (SA)**

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 20<sup>th</sup> day of September, 2024.

  
Dustin Kelly

STATE OF Oregon )  
County of Klamath ) ss. COOS

This instrument was acknowledged before me on this 20<sup>th</sup> day of September, 2024 by **Dustin Kelly**.



Notary Public for Oregon

My commission expires: 4/16/2027



APN: **581775**

Statutory Warranty Deed  
- continued

File No.: **7161-4186508 (SA)**

**EXHIBIT A**

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

**A TRACT OF LAND SITUATED IN THE SOUTH 1/2 NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT IN THE NORTHERLY BOUNDARY OF THE SOUTH 1/2 NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, FROM WHICH THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 NORTHWEST 1/4 OF SAID SECTION 21 BEARS SOUTH 88°50 1/2' WEST 795.0 FEET DISTANT; AND RUNNING THENCE SOUTH 0°10' WEST 588.0 FEET; THENCE SOUTH 89°40' EAST 160.0 FEET; THENCE NORTH 0°10' EAST 592.1 FEET, MORE OR LESS, TO A POINT IN THE SAID NORTHERLY BOUNDARY OF THE SAID SOUTH 1/2 NORTHWEST 1/4 OF THE SAID SECTION 21; THENCE SOUTH 88°50 1/2' WEST 160.0 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.**

**NOTE:** This legal description was created prior to January 01, 2008.