



2024-008492

Klamath County, Oregon

09/30/2024 09:40:02 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Greg Sullivan and Stephanie Sullivan

34320 Brittany Way

Chiloquin, OR 97624

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

Greg Sullivan and Stephanie Sullivan

34320 Brittany Way

Chiloquin, OR 97624

File No. 644492AM

STATUTORY WARRANTY DEED

Tina M. DuMilieu,

Grantor(s), hereby convey and warrant to

Greg Sullivan and Stephanie Sullivan, as Tenants by the Entirety,

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:

A tract of land situated in the S1/2 S1/2 NE1/4 NW1/4 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the West 1/4 corner of said Section 31, thence North 1,320.0 feet; thence South 89°23' 26" East 1,747.43 feet more or less to the Easterly right of way line of the Modoc Point Highway (State Highway 422) and being the true point of beginning of this description; thence North 05°48' 43" West 299.91 feet to a point 30.00 feet Southerly of the North line of the S1/2 NE1/4 NW1/4 of said Section 31, when measured at right angles to said line; thence South 89°19' 18" East, parallel to said North line, 592.71 feet; thence South 05°48' 43" East 299.20 to a point on the South line of said NE1/4 NW1/4; thence North 89°23' 26" West 592.63 feet to the point of beginning.

The true and actual consideration for this conveyance is \$178,500.00.

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 this 26 day of September, 2024.

Tina M. DuMilieu
Tina M. DuMilieu

State of Oregon } ss
County of Klamath }

On this 26 day of September, 2024, before me, Lynda Marie West a Notary Public in and for said state, personally appeared Tina M. DuMilieu, 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.

Lynda Marie West
Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: 1-28-25

