



2024-008547
Klamath County, Oregon
10/01/2024 08:59:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Steve Koon and Carol Koon

PO Box 922

Chiloquin, OR 97624

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

Steve Koon and Carol Koon

PO Box 922

Chiloquin, OR 97624

File No. 649977AM

STATUTORY WARRANTY DEED

Carmelle J. Noble,

Grantor(s), hereby convey and warrant to

Steve Koon and Carol Koon, 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 NE1/4 of NW1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, described as follows:

Beginning at the Southeast corner of the said NE1/4 of NW1/4; thence West 200 feet; thence North at right angles to the Southerly right of way line to the Great Northern Railroad; thence Southeast along said right of way to the East line of said NE1/4 of NW1/4; thence South to the point of beginning.

The true and actual consideration for this conveyance is \$90,000.00.

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 28th, 2024

Carmelle J. Noble

Carmelle J. Noble

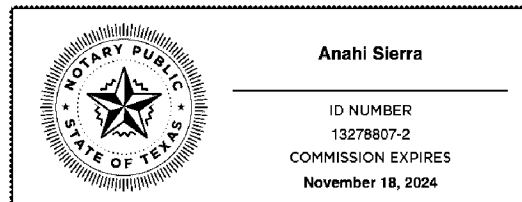
State of Texas } ss
County of Montgomery }

On this 28th day of September, 2024, before me, Anahi Sierra, a Notary Public in and for said state, personally appeared Carmelle J. Noble, 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.

Anahi Sierra

Notary Public for the State of Texas
Residing at: Montgomery Texas
Commission Expires: 11/18/2024



Electronically signed and notarized online using the Proof platform.