



2024-008613
Klamath County, Oregon
10/03/2024 09:36:03 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Bill G. Ward
4501 Selma St.
Klamath Falls, OR 97603

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

Bill G. Ward
4501 Selma St.
Klamath Falls, OR 97603
File No. 650382AM

STATUTORY WARRANTY DEED

Rodney L. Rose and Rhonda R. Mulvey, not as Tenants in Common, but with Right of Survivorship,
Grantor(s), hereby convey and warrant to

Bill G. Ward,

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:

In the County of Klamath, State of Oregon, as follows:

A parcel of land situate in the SW1/4 SW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies S89°46'E 277.5 feet and S89°13'30"E 392.4 feet and N0°16'E 30.0 feet from the West one-quarter corner of said Section 14, said point also being the Southeast corner of Lot 16 SUMMERS HEIGHTS SUBDIVISION, thence continuing N0°16'E along the East line of said SUMMERS HEIGHTS, a distance of 165.0 feet to the Southeast corner of Lot 18 of said SUMMERS HEIGHTS, thence South 89°27'E a distance of 92.0 feet, more or less, to the Easterly line of that certain parcel of land described in deed recorded in Volume 242, page 353, Deed Records of Klamath County, Oregon, thence S12°00'W along said Easterly line, a distance of 168.59 feet, more or less, to the North right of way line of Selma Street, thence N89°13'30"W along said right of way line a distance of 56.38 feet to the point of beginning.

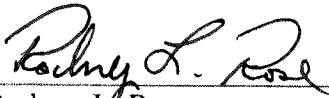
The true and actual consideration for this conveyance is \$347,000.00.

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 this 24 day of SEPTEMBER, 2024



Rodney L. Rose

State of Oregon } ss
County of CLACKAMAS }

On this 24TH day of September, 2024, before me, JOHN THOMAS BATES a Notary Public in and for said state, personally appeared Rodney L. Rose, 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.

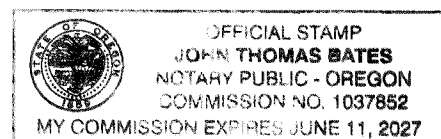
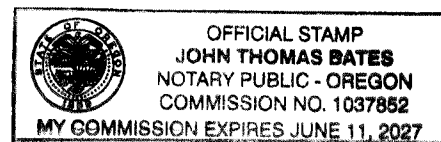
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.



Notary Public for the State of Oregon

Residing at: 3001 Kensington CT WEST LINN OR 97068

Commission Expires: 6-11-27



Dated this 26 day of September, 2024

Rhonda R Mulvey
Rhonda R. Mulvey

State of Oregon } ss
County of Klamath }

On this 26 day of September, 2024, before me Julie VanLeuven a Notary Public in and for said state, personally appeared Rhonda R. Mulvey, 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.

Julie VanLeuven
Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: 10-30-2027

