



After recording return to:  
Michael J. Swedo  
29862 Drews Road  
Sprague River, OR 97624

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Michael J. Swedo  
29862 Drews Road  
Sprague River, OR 97624

File No.: 7161-4199692 (SA)  
Date: September 03, 2024

THIS SPACE RESERVED FOR

**2024-008650**

Klamath County, Oregon

10/04/2024 09:46:02 AM

Fee: \$97.00

### **STATUTORY WARRANTY DEED**

**Woojin Joo**, Grantor, conveys and warrants to **Michael J. Swedo**, 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 **\$160,000.00**. (Here comply with requirements of ORS 93.030)



APN: **348494**

Statutory Warranty Deed  
- continued

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**EXHIBIT A**

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

**Lot 22 of NIMROD RIVER PARK, according to the Official Plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**Together with a portion of Lot 27 of NIMROD RIVER PARK, more particularly described as follows:**

**Beginning at the Southeast corner of Lot 22; thence South 1° 04' 00" East across Lot 27 to a point on the Northerly bank of the Sprague River; thence in a Northwesterly direction along the Northerly bank of said river to a point, which point is the intersection of the Southerly prolongation of the Westerly sideline of said Lot 22 and the Northerly River bank; thence, from said intersection North 1° 04' 00" West to the Southwest corner of said Lot 22; thence South 76° 02' 30" East along the Southerly lot line of said lot to the Point of Beginning.**

**Lot 24 of NIMROD RIVER PARK, according to the Official Plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**And a portion of Lot 27 of NIMROD RIVER PARK as shown on Plat of Record, Klamath County, more particularly described as follows:**

**Beginning at the Southeast corner of said Lot 24; thence South 01° 04' 00" East to a point of the South line of Lot 27 of said NIMROD RIVER PARK; thence Westerly along the South line of said Lot 27, to a point, which point is the intersection of the South line of Lot 27 and the Southerly prolongation of the Westerly side line of Lot 24 (the bearing of said prolongation is South 01° 04' 00" East); Thence North 01° 04' 00" West, along said prolongation to the Southwest Corner of said Lot 24; thence North 88° 56' 00" East 14.14 feet; thence South 76° 02' 30" East 88.90 feet, the Point of Beginning.**

**Also Lot 23 of NIMROD RIVER PARK, according to the Official Plat thereof on file in the office of the County Clerk, Klamath County, Oregon.**

**Together with a portion of Lot 27 of NIMROD RIVER PARK, more particularly described as follows:**

**Beginning at the most Southeasterly corner of Lot 23, NIMROD RIVER PARK; thence South 1° 04' 00" East across Lot 27 to the North Bank of the Sprague River; thence Westerly along the North Bank of the Sprague River to a point, which point is the**

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Statutory Warranty Deed  
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**intersection of the North Bank of said River and the Southerly prolongation of the Westerly side line of Lot 23; thence from said point North 1° 04' 00" West along said prolongation to the most Southwesterly corner of said Lot 23; thence South 76° 02' 30" East 103.54 feet to the Point of Beginning.**

**Note: this legal description was created prior to January 01, 2008.**