



2024-008721
Klamath County, Oregon
10/07/2024 01:04:02 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Melissa Denise Anderson and Eric David
Anderson

2956 Bad Guys Ln.

Twentynine Palms, CA 92277

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

Melissa Denise Anderson and Eric David
Anderson

2956 Bad Guys Ln.

Twentynine Palms, CA 92277

File No. 650825AM

STATUTORY WARRANTY DEED

Shantel Joling and Kenneth Joling Jr., as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Melissa Denise Anderson and Eric David Anderson, 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:

**The NW1/4 SW1/4 and SW1/4 SW1/4 lying North of the USBR Drain No. 1 and Southwesterly of
the Southern Pacific Railroad in Section 26, Township 39 South, Range 9 East of the Willamette
Meridian and that portion of SE1/4 SE1/4 lying North of the USBR Drain #1 in Section 27,
Township 39 South, Range 9 East of the Willamette Meridian.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3909-02600-01400

3909-02700-02001

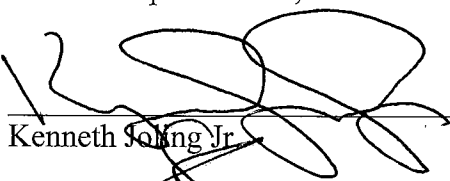
**The consideration paid for the transfer is \$619,000.00, PURSUANT TO AN IRC 1031 TAX
DEFERRED EXCHANGE ON BEHALF OF GRANTOR/GRANTEE.**

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:

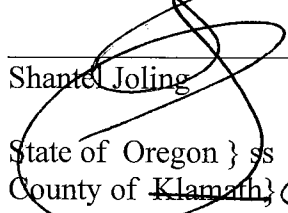
Real property taxes due, if any, but not yet payable

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.

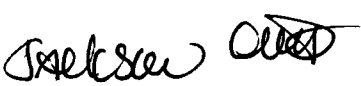
Dated: September 30, 2024



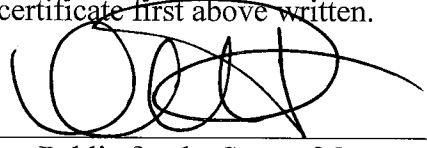
Kenneth Joling Jr.



Shantel Joling

State of Oregon } ss
County of ~~Klamath~~ 

On this 1st day of October, 2024, before me, a Notary Public in and for said state, personally appeared Kenneth Joling Jr. and Shantel Joling, 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: ~~Klamath~~ County 

Commission Expires: 11/1/2027 

