



After recording return to:
James Meyers and Mollie Meyers
5480 Kellal Lane
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
James Meyers and Mollie Meyers
5480 Kellal Lane
Klamath Falls, OR 97603

File No.: 7161-4197926 (SA)

Date: August 27, 2024

THIS SPACE RESERVED FOR RECORDER

2024-008725

Klamath County, Oregon

10/07/2024 02:19:02 PM

Fee: \$92.00

STATUTORY WARRANTY DEED

Damon B. Langley and Michelle E. Langley, as tenants by the entirety, Grantor,
conveys and warrants to **James Meyers and Mollie Meyers as tenants by the entirety**,
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 **\$460,000.00**. (Here comply with requirements of ORS 93.030)

APN: 509621

Statutory Warranty Deed
- continued

File No.: 7161-4197926 (SA)

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.

Damon B. Langley
Damon B. Langley

Michelle E. Langley
Michelle E. Langley

STATE OF Oregon)
County of ~~Klamath~~ Polk)ss.

This instrument was acknowledged before me on this 24 day of September, 2024
by **Damon B. Langley and Michelle E. Langley.**

[Signature]
Notary Public for Oregon

My commission expires: 2-8-25

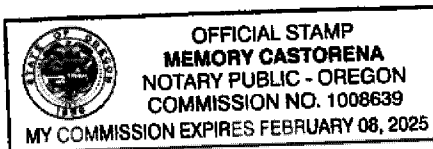


EXHIBIT A

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

ALL THAT PORTION OF THE SE1/4 OF THE SW1/4 OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH 89° 06' EAST A DISTANCE OF 30 FEET AND SOUTH 0° 54' EAST ALONG THE EAST RIGHT OF WAY OF PATTERSON STREET A DISTANCE OF 800 FEET FROM THE PIN WHICH MARKS THE NORTHWEST CORNER OF THE SE1/4 OF THE SW1/4 OF SAID SECTION 1 AND RUNNING THENCE NORTH 89° 06' EAST 210 FEET TO A POINT;

THENCE SOUTH 0° 54' EAST 100 FEET TO A POINT; THENCE SOUTH 89° 06' WEST 210 FEET TO A POINT ON THE EAST LINE OF PATTERSON STREET; THENCE NORTH 0° 54' WEST, ON THE EAST LINE OF PATTERSON STREET, 100 FEET TO THE POINT OF BEGINNING, KLAMATH COUNTY, OREGON.

EXCEPTING THEREFROM THE FOLLOWING:

A PARCEL OF LAND SITUATE IN THE SE1/4 OF THE SW1/4 OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEGIN MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT WHICH LIES NORTH 89° 06' EAST A DISTANCE OF 30 FEET AND SOUTH 0° 54' EAST ALONG THE EAST LINE OF THE RIGHT OF WAY OF PATTERSON STREET, A DISTANCE OF 900 FEET FROM THE IRON PIN WHICH MARKS THE NORTHWEST CORNER OF THE SE1/4 OF THE SW1/4 OF SECTION 1, TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, AND RUNNING THENCE NORTH 89° 06' EAST 93 FEET TO THE NORTHWEST CORNER OF THAT CERTAIN PROPERTY CONVEYED TO ED E. GROUND, ET UX, BY INSTRUMENT RECORDED DECEMBER 18, 1962 IN VOLUME 342, PAGE 100, DEED RECORDS OF KLAMATH COUNTY, OREGON, THENCE CONTINUING NORTH 89° 06' EAST 117 FEET TO A POINT, THENCE NORTH 0° 54' WEST A DISTANCE OF 6 FEET, THENCE SOUTH 89° 06' WEST 117 TO A POINT, THENCE SOUTH 0° 54' EAST, 6 FEET TO THE TRUE POINT OF BEGINNING.

NOTE: This Legal Description was created prior to January 01, 2008.