


2024-008854

Klamath County, Oregon

10/10/2024 12:55:01 PM

Fee: \$102.00

RECORDING REQUESTED BY:


Western Title & Escrow

497 Oakway Road, Suite 340
Eugene, OR 97401

GRANTOR'S NAME:

Candee L. Morris

GRANTEE'S NAME:

Elisabeth Manning

AFTER RECORDING RETURN TO:

Order No.: WT0266181-TBS

Elisabeth Manning

PO Box 623

Klamath Falls, OR 97601

SEND TAX STATEMENTS TO:

Elisabeth Manning

PO Box 623

Klamath Falls, OR 97601

APN:501692

501709

Map: 3908-032A0-02000

3908-032A0-02100

12817 Highway 66, Klamath Falls, OR 97601

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Candee L. Morris, Grantor, conveys and warrants to **Elisabeth Manning**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS **(\$415,000.00)**. (See ORS 93.030).

Subject to:

SEE EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF

STATUTORY WARRANTY DEED
(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 09/27/2024

Candee L. Morris
Candee L. Morris

State of ~~OREGON~~ Washington
County of Shelton

This instrument was acknowledged before me on September 27, 2024 by Candee L. Morris.

Lynette Rose, Notary Public
Notary Public - State of ~~Oregon~~ Washington

My Commission Expires: April 27, 2027

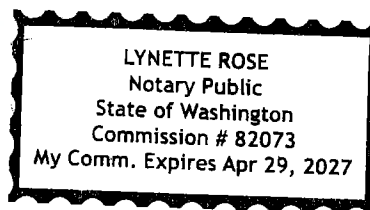


EXHIBIT "A"
Legal Description

PARCEL 1

A parcel of land situate in the NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Commencing at the Northeast corner of the SE1/4 of the SW1/4 of Section 29, of said Township and Range, thence North 89° 19.9' West, 368.0 feet; thence South 06° 21' East, 2571.58 feet; thence North 74° 20.9' East, 726.31 feet to the true point of beginning for this description; thence continuing North 74° 20.9' East, 207.00 feet; thence South 04° 11.3' East, 207.00 feet; thence South 74° 20.9' West, 207.00 feet; thence North 04° 11.3' West, 207.00 feet to the point of beginning for this description.

PARCEL 2

A parcel of land situate in the NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of the SE1/4 of the SW 1/4 of Section 29 said Township and Range; thence North 89° 19.9' West 368.0 feet to a point; thence South 6°21' East 2571.58 feet to a point; thence North 74° 20.9' East 726.31 feet to the true point of beginning of this description; thence continuing North 74° 20.9' East 703.07 feet to a point; thence South 0°53' West 663.17 feet to a point; thence South 72° 14.4' West 648.52 feet to a point; thence North 4° 11.3' West 672.95 feet to the true point of beginning of this description.

LESS AND EXCEPT THE FOLLOWING:

A parcel of land situate in the NE1/4 of Section 32, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows: Commencing at the Northeast corner of the SE1/4 of the SW1/4 of Section 29, of said Township and Range; thence North 89° 19.9' West, 368.0 feet; thence South 06° 21' East, 2571.58 feet; thence North 74° 20.9' East, 726.31 feet to the true point of beginning for this description; thence continuing North 74° 20.9' East, 207.00 feet; thence South 04° 11.3' East, 207.00 feet; thence South 74° 20.9' West, 207.00 feet; thence North 04° 11.3' West, 207.00 feet to the point of beginning for this description.

EXHIBIT "B"
Exceptions

Subject to:

SPECIFIC ITEMS AND EXCEPTIONS:

The 2024-2025 Taxes: A lien not yet due or payable.

**As disclosed by the Klamath County tax roll, the amount of assessment has been reduced by reason of a
Veteran's Exemption.
(Affects Parcel 1)**

Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.

**Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Emmitt District Improvement Company.
(No inquiry has been made)**

**Water Contract, including the terms and provisions thereof,
Recorded: July 14, 1958
Volume: 18, page 328**

**An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as reserved in instrument:
Recorded: October 26, 1971
Volume: M71, page 11232
(Affects Parcel 1)**

**Effect, if any, of a Compensation Agreement,
From: Pacific Gas Transmission Company
To: US West Communications, Inc.
Recorded: March 26, 1996
Volume: M96, page 8262**

**An easement including the terms and provisions thereof, affecting the portion of the Land and for the purposes stated therein as reserved in instrument:
Recorded: July 11, 1996
Volume: M96, page 20635
(Affects Parcel 1)**

Taxes deferred, as disclosed by the tax roll, the Land herein described have been zoned

EXHIBIT "B"

Exceptions

or classified for farm use. At any time that said Land is disqualified for such use the property will be subject to additional taxes or penalties and interest.
(Affects Parcel 2)

Any right, interest or claim that may exist, arise or be asserted against the Title under or pursuant to the perishable Agricultural Commodities Act of 1930, as amended, 7 USC 499a et seq., the Packers and Stockyard Act of 1921, as amended, 7 USC 181 et seq., or any similar state laws.
(Affects Parcel 2)