

Return To:



**2024-008955**  
**Klamath County, Oregon**  
10/15/2024 11:36:01 AM  
Fee: \$87.00

After Recording Return to:  
**Kaylee Orona and Jake Orona**  
**148112 N Hwy 97**  
**Gilchrist, OR 97737**

Until a change is requested all tax statements  
Shall be sent to the following address:  
(same as above)

**File No. DE22605/649720AM**

### **STATUTORY WARRANTY DEED**

**Kathleen Burnett,**

herein called grantor, convey(s) and warrant(s) to

**Kaylee Orona and Jake Orona, as tenants by the entirety,**

herein called grantee, all that real property situated in the County of Klamath, State of Oregon,  
described as:

Beginning at a point which bears North 89 degrees 34' West 1,745.3 feet from the quarter corner between Section 24, Township 23 South, Range 9 East of the Willamette Meridian, and Section 19, Township 23 South, Range 10 East of the Willamette Meridian, which is the intersection of the East and West center line of said Section 24 and the Westerly right of way line of the Dalles-California Highway; thence North 30° 48' East, 305.98 feet along the westerly right of way line of said highway to an iron pin, thence North 89° 34' West 410.08 feet to the center of the Walker Irrigation Canal, thence South 33° 30' West 314.96 feet to a point on the said center line of Section 24, thence South 89° 34' East 428 feet to the point of beginning. All lying within the SW1/4 NE1/4 of Section 24, Township 23 South, Range 9 East of the Willamette Meridian. Klamath County, Oregon.

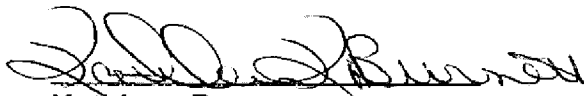
**(Map and Taxlot: 2309024A004900, Account: 132305)**

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$420,000.00**.

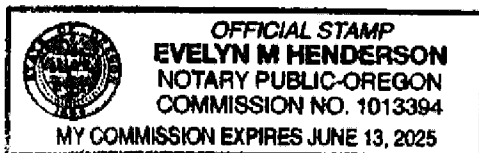
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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.

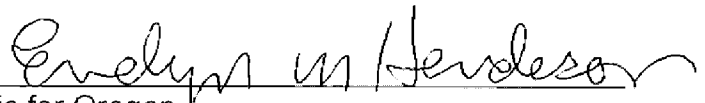
Dated: 10-11-2024

  
Kathleen Burnett

STATE OF OREGON, County of Deschutes) ss.

On October 11, 2024, personally appeared the above named **Kathleen Burnett** and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me:   
Notary Public for Oregon  
My commission expires: