



2024-009233
Klamath County, Oregon
10/23/2024 10:31:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Cynthia Louise Holland

7407 Short Rd.

Klamath Falls, OR 97603

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

Cynthia Louise Holland

7407 Short Rd.

Klamath Falls, OR 97603

File No. 652519AM

STATUTORY WARRANTY DEED

Dwayne D. Cooper,

Grantor(s), hereby convey and warrant to

Cynthia Louise Holland,

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:

All that part of the fractional SW1/4 of the NW1/4 of Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point 30 feet North of and 30 feet East of the Southwest corner of the SW1/4 of the NW1/4 Section 19, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence North along the East line of the right of way of the State Highway, 195 feet; thence East 110 feet to a fence corner on the West side of an irrigation ditch; thence Southeasterly along said fence on the West side of the said ditch, 224 feet to a fence corner in the North line of the County Road along the South side of the fractional SW1/4 of the NW1/4; thence West along the North line of the road 223 feet to the point of beginning, TOGETHER WITH any land the grantor may own between the aforesaid tract and the ditches along the East and North sides thereof.


LESS AND EXCEPT any portion of the above described property which lies within the U.S.B.R. Canal.

The true and actual consideration for this conveyance is \$260,000.00.

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:

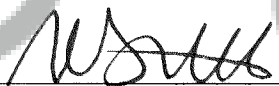
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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: October 22 2024


Dwayne D. Cooper

State of Oregon } ss
County of Klamath }

On this 22nd day of October, 2024, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Dwayne D. Cooper, 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: 5/18/2025

