



2024-009217

Klamath County, Oregon

10/22/2024 03:34:01 PM

Fee: \$87.00

2024-009277

Klamath County, Oregon

10/24/2024 08:45:02 AM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Gemechis Abdissa
1321 SE 19th Circle
Troutdale, OR 97060

This document is being re-recorded at the request of Amerititle to correct the legal description as originally recorded in 2024-009217

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

Gemechis Abdissa
1321 SE 19th Circle
Troutdale, OR 97060
File No. 652175AM

STATUTORY WARRANTY DEED

S David Enterprises Klamath Falls Properties LLC, an Oregon Limited Liability Company,
Grantor(s), hereby convey and warrant to

Gemechis Abdissa,

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:

~~A tract of land situated in the SW1/4 of Section 34, Township 39 South, Range 9, East of the Willamette Meridian, more particularly described as follows:~~

~~Beginning at an iron pin on the Northeast corner of that land deeded to Don Johnson and on the Westerly line of that land deed to the United States of America for Air Force Housing, said point being North 59°54'58.3" East a distance of 467.0 feet and North 0°10'54.6" West a distance of 1481.6 feet from the Southwest corner of said Section 34; thence South 89°54'58.3" West parallel with the South line of said Section 34 a distance of 437.0 feet to an iron pin located Easterly a distance of 30.0 feet from the West line of said Section 34; thence North 0°10'54.6" West parallel with and 30.0 feet Easterly from the West line of said Section 34 a distance of 797.44 feet to an iron pin; thence North 89°54'58.3" East parallel with the South line of said Section 34 a distance of 437.0 feet to an iron pin on the Westerly line of that land deeded to the United States of America; thence South 0°10'54.6" East along said line and parallel with the West line of said Section 34 a distance of 797.44 feet, more or less to the point of beginning, containing 8.0 acres, more or less.~~

SEE ATTACHED EXHIBIT "A"

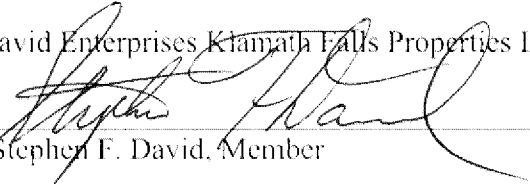
The true and actual consideration for this conveyance is \$300,000.00.
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 16, 2024

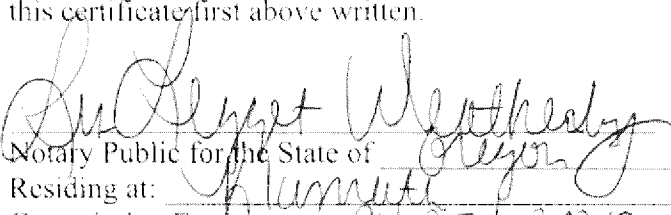
S David Enterprises Klamath Falls Properties LLC

By:


Stephen F. David, Member

State of Oregon ; ss
County of Klamath ;

On this 18 day of October, 2024, before me, Lisa Legget-Weatherby
a Notary Public in and for said state, personally appeared Stephen F. David, Member of S. David Enterprises Klamath Falls Properties LLC 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

Commission Expires: 9/27/2027



EXHIBIT "A"

A tract of land situated in the SW1/4 of Section 34, Township 39 South, Range 9, East of the Willamette Meridian, more particularly described as follows:

Beginning at an iron pin on the Northeast corner of that land deeded to Don Johnson and on the Westerly line of that land deed to the United States of America for Air Force Housing, said point being North 89°54'58.3" East a distance of 467.0 feet and North 0°10'54.6" West a distance of 1481.6 feet from the Southwest corner of said Section 34; thence South 89°54'58.3" West parallel with the South line of said Section 34 a distance of 437.0 feet to an iron pin located Easterly a distance of 30.0 feet from the West line of said Section 34; thence North 0°10'54.6" West parallel with and 30.0 feet Easterly from the West line of said Section 34 a distance of 797.44 feet to an iron pin; thence North 89°54'58.3" East parallel with the South line of said Section 34 a distance of 437.0 feet to an iron pin on the Westerly line of that land deeded to the United States of America; thence South 0°10'54.6" East along said line and parallel with the West line of said Section 34 a distance of 797.44 feet, more or less to the point of beginning, containing 8.0 acres, more or less.