

Return To:



2024-009557

Klamath County, Oregon

11/01/2024 09:21:01 AM

Fee: \$92.00

After Recording Return to:
Frank and Seth Allen Harrington
1372 35th Street
Springfield, OR 97478

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

File No. DE22771 / 653191AM

STATUTORY WARRANTY DEED

Keven Ward Shafer and Kari Ann Shafer, as tenants by the entirety,

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

Frank Harrington and Seth Allen Harrington, not as tenants in common but with rights of survivorship,

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

See Attached Exhibit "A"

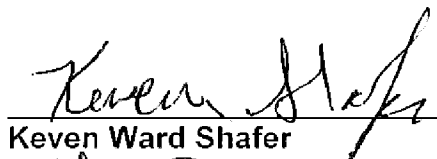
(Account 150062, Map and Taxlot 2408-036DA-00200)

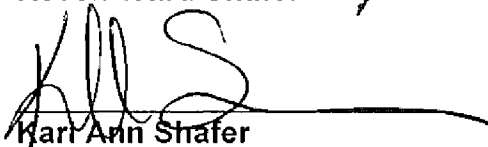
and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except 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 **\$90,000.00**.

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.

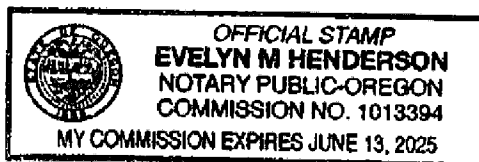
Dated: 10-23-2024


Keven Ward Shafer


Kari Ann Shafer

STATE OF OREGON, County of Deschutes ss.

On October 23, 2024, personally appeared the above named **Keven Ward Shafer and Kari Ann Shafer** and acknowledged the foregoing instrument to be their voluntary act and deed.



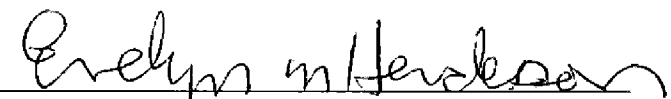
Before me: 
Notary Public for Oregon
My commission expires: 6-13-2025

EXHIBIT "A"
LEGAL DESCRIPTION

That part of the NE1/4 of the SE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northeast corner of the Southeast quarter (SE1/4) of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, thence South 254.8 feet to the TRUE POINT OF BEGINNING; thence West Northwesterly 314.27 feet to the East boundary of U.S. Highway 97; thence Southerly along said boundary 228.5 feet; thence Easterly at a 90° turn, 30 feet; thence Southerly at right angles, 100 feet to the North boundary line of a parcel of land deeded to Willis and Mabel Jorstad as recorded in Book, 155, page 34 in County Clerk's Office of Klamath County, thence Easterly along said line 439.2 feet to Section line; thence North 363.13 feet to point of beginning.

EXCEPTING THEREFROM that portion thereof conveyed to Harold G. Lloyd and Libby L. Lloyd, husband and wife, by Deed recorded November 20, 1980 in Volume M80 at Page 22633, described as follows:

Beginning at the Northeast corner of the Southeast quarter (SE1/4) of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, thence South 254.8 feet; thence West Northwesterly 314.27 feet to the East boundary of U.S. Highway 97; thence Southerly along said boundary 164 feet to the True Point of Beginning; thence Southerly along the said East boundary of U.S. Highway 97 as the same now exists a distance of 164.5 feet, thence Easterly at a 90° turn a distance of 200 feet; thence North along a line parallel to the East boundary of said U.S. Highway 97 a distance of 164.5 feet; thence Westerly at a 90° turn a distance of 200 feet more or less to the True Point of Beginning.

AND FURTHER EXCEPTING THEREFROM that portion thereof conveyed to Michael D. Short by Deed recorded May 26, 1981 in Volume 81 at Page 9251, described as follows:

A parcel of land situate in the NE1/4 SE1/4 of Section 36, Township 24 South, Range 8 East, Willamette Meridian, Klamath County, Oregon, in the Southeast part of Parcel 1 as shown in Minor Partition No. 80-75, to be added to and become a part of Tax Lot 2408-3641-0400, and more particularly described as follows:

Beginning at a point along the East line of said Section 36, being a corner common to said Tax Lot 0400 and Parcel 1, from which the E/4 corner of said Section 36 bears North 00° 27' 56" East 618.04 feet; thence along the original Southwest line of Parcel 1, North 64° 18' 35" West 119.02 feet to a point; thence at right angle along a line parallel with U.S. Highway 97, North 25° 41' 25" East 136.00 feet to a point; thence at right angle, South 64° 18' 35" East 54.95 feet to a point along said East Section line; thence along said Section line, South 00° 27' 56" West 150.34 feet to the Point of Beginning.