



After recording return to:
Rex Allen and Natalie Allen
16449 Harpold Road
Malin, OR 97632-9783

Until a change is requested all tax
statements shall be sent to the
following address:
Rex Allen and Natalie Allen
16449 Harpold Road
Malin, OR 97632-9783

File No.: 7161-4209140 (JC)
Date: October 23, 2024

2024-009590
Klamath County, Oregon
11/01/2024 02:12:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Roberta Agnes Wilson, who acquired title as Agnes Wilson, Grantor, conveys and warrants to **Natalie J. Allen and Rex Allen, as tenants by the entirety, as to an undivided 50% undivided interest and Raymond C. Younger as to an undivided 50% interest**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$589,000.00**. (Here comply with requirements of ORS 93.030)

APN: **104121**

Statutory Warranty Deed
- continued

File No.: **7161-4209140 (JC)**

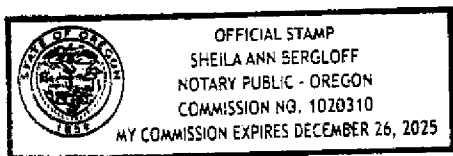
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 this 25 day of October, 2024.

Roberta Agnes Wilson
Roberta Agnes Wilson

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 25th day of October, 2024
by **Roberta Agnes Wilson**.



Sheila Ann Sergloff

Notary Public for Oregon

My commission expires: December 26, 2025

APN: **104121**

Statutory Warranty Deed
- continued

File No.: **7161-4209140 (JC)**

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

Parcel 1:

South 1/2 Northeast 1/4, North 1/2 North 1/2 Southeast 1/4, All lying East of the Malin Bonanza Road of Section 24, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2:

Northeast 1/4 Northwest 1/4, North 1/2 Southeast 1/4 Northwest 1/4, Government Lot 1 and North 1/2 of Government Lot 2 of Section 30, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

NOTE: This legal description was created prior to January 1, 2008.