



After recording return to:
Scott Pisan
624 North Milan Street
Henderson, NV 89015

Until a change is requested all tax
statements shall be sent to the
following address:
Scott Pisan
624 North Milan Street
Henderson, NV 89015

File No.: 7161-4216357 (SA)

Date: November 05, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Garland O. Delaney, Jr. and Barbara Ann Delaney, as tenants in common, Grantor,
conveys and warrants to **Scott Pisan**, 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 **\$112,000.00**. (Here comply with requirements
of ORS 93.030)

APN: **119589**

Statutory Warranty Deed
- continued

File No.: **7161-4216357 (SA)**

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.

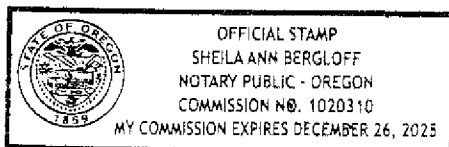
Dated this 7 day of November, 2024.

Garland O. Delaney Jr.
Garland O. Delaney Jr.

Barbara Ann Delaney
Barbara Ann Delaney

STATE OF Oregon)
County of Klamath)ss.
)

This instrument was acknowledged before me on this 7th day of November, 2024
by **Garland O. Delaney, Jr. and Barbara Ann Delaney.**



Sheila Ann Bergloff
Notary Public for Oregon
My commission expires: 12/26/2025

EXHIBIT A

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Statutory Warranty Deed
- continued

File No.: **7161-4216357 (SA)**

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

Parcel A:

A tract of land in the S1/2S1/2 of Section 1, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Commencing at the Northeast corner of Lot 11 of SUNSHINE TRACTS; thence North along the East line extended of said Lot 11 a distance of 30 feet to the true Point of Beginning; thence continuing North along said East line extended a distance of 55 feet; thence West at right angles 131.8 feet, more or less, to the West line extended of said Lot 11; thence South at right angles 55 feet, thence East 131.8 feet, more or less, to the true Point of Beginning.

Parcel B:

A tract of land in the SE1/4SW1/2 in Section 1, Township 41 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Commencing at the Northeast corner of Lot 11 of SUNSHINE TRACTS; thence North along the East line extended of said Lot 11 a distance of 85 feet to the true Point of Beginning; thence continuing North along said East line extended a distance of 5 feet; thence West at right angles 131.8 feet, more or less, to the West line extended of said Lot 11; thence South at right angles along the said West line extended a distance of 5 feet; thence East at right angles 131.8 feet more or less, to the true Point of Beginning.

Parcel C:

A parcel in the E1/2 of the SE1/4SW1/4 of Section 1, Township 41 South, Range 10 East W.M., Klamath County, Oregon, described as follows:

Commencing at the Northeast corner of Lot 11 of SUNSHINE TRACTS; thence North along the East line extended of said Lot 11 a distance of 85 feet to the true Point of Beginning; thence North 260 feet, more or less, to the South line of the Great Northern Railroad right of way; thence West along said South line a distance of 318.8 feet, more or less, to a point lying 138 feet East of the West line of the E1/2 of the SE1/4SW1/4 of said Section 1; thence South 315 feet; thence East 186.58 feet; thence North 55 Feet; thence East 131.8 feet, more or less, to the true Point of Beginning.

Excepting therefrom:

Parcel D:

Two pieces or parcels of land situate in Section 1, Township 41 South, Range 10 East of the Willamette Meridian, being more particularly described as follows:

Parcel 1: Commencing at the Northwest corner of Lot 10 of the GRAYBAEL ADDITION; thence North along the East right-of-way line of Willow Street extended, a distance of 30' to the true Point of Beginning; thence North along the said right-of-way line extended a distance of 252', more or less, to a point 60 feet South of the South right-of-way line of the Burlington Northern Railroad; thence West 50' parallel to said railroad right-of-way line to

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the extension of the West right-of-way line of Willow Street; thence South along the said right-of-way line extended a distance of 252', more or less, to the Southwest corner of the parcel of land described in Contract from John Huff et al to Garland Delaney et ux M71 Pg. 8927; thence East along the South line of said parcel a distance of 50' to the true Point of Beginning.

Parcel 2: Commencing at the Northeast corner of Lot 11 of the GRAYBAEL ADDITION; thence North along the West right-of-way line of Willow Street extended, a distance of 312' to the true Point of Beginning; thence North along the said right-of-way line extended a distance of 60', more or less, to the South right-of-way line of the Burlington Northern Railroad; thence East 318.38', more or less, along said railroad right-of-way to the extension of the West right-of-way line of Elm Street; thence South along the said street right-of-way line extended a distance of 60'; thence West on a line parallel to the South right-of-way line of the Burlington Northern Railroad a distance 318.38', more or less, to the true Point of Beginning.