



2024-010123
Klamath County, Oregon
11/20/2024 02:11:02 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Charles E Riley and Linda K Riley

3117 Western St.

Klamath Falls, OR 97603

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

Charles E Riley and Linda K Riley

3117 Western St.

Klamath Falls, OR 97603

File No. 649205AM

STATUTORY WARRANTY DEED

Richard J. Steinbock and Janie L. Steinbock, as tenants by the entirety,

Grantor(s), hereby convey and warrant to

Charles E Riley and Linda K Riley, as Tenants by the Entirety,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$800,000.00.

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:

Real property taxes due, if any, but not yet payable

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 31, 2024

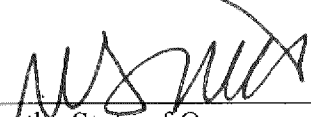

Richard J. Steinbock


Janie L. Steinbock

State of Oregon } ss
County of Klamath }

On this 12th day of November, 2024, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Richard J. Steinbock and Janie L. Steinbock, 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

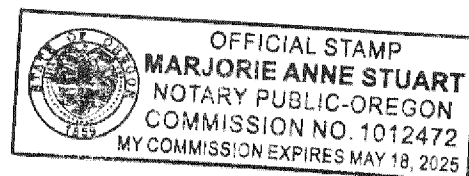


EXHIBIT "A"

649205AM

TRACT 1:

All that portion of the NW1/4 of the NW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a point marked by a two inch iron pipe which is 939 feet South of a 1-1/2 inch iron pipe which is 30 feet East of the corner common to Sections 1 and 12, Township 39 South, Range 9 East of the Willamette Meridian and Sections 6 and 7 of Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence North 480 feet to the true point of beginning; thence continuing North 120 feet; thence East 400 feet; thence South 120 feet; thence West 400 feet to the point of beginning.

TRACT 2:

Starting at a point marked by a 2 inch iron pipe which is 939 feet South of a 1-1/2 inch iron pipe which is 30 feet East of the corner common to Sections 1 and 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 200 feet to the true point of beginning; thence North 400 feet; thence East 400 feet; thence South parallel with the Westerly boundary line of said Section 7, 200 feet; thence Easterly 325 feet, more or less, to the Westerly side of the canal of the Enterprise Irrigation District; thence Southerly and Westerly along the Westerly side of said canal and its lateral to a point due East of the point of beginning; thence West 576 feet, more or less, to the place of beginning.

SAVING AND EXCEPTING THEREFROM THE FOLLOWING DESCRIBED REAL PROPERTY:

All that portion of the NW1/4 of the NW1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point marked by a two inch iron pipe which is 939 feet South of a 1-1/2 inch iron pipe which is 30 feet East of the corner common to Sections 1 and 12, Township 39 South, Range 9 East of the Willamette Meridian and Sections 6 and 7 of Township 39 South, Range 10 East of the Willamette Meridian; thence North 480 feet to the true point of beginning; thence continuing North 120 feet; thence East 400 feet; thence South 120 feet; thence West 400 feet to the point of beginning.