

RECORDING REQUESTED BY:



220 6th Ave SW, Ste 100  
Albany, OR 97321

**AFTER RECORDING RETURN TO:**  
**Order No.:** 471824134555-DH  
Joshua Thornton and Nicole Thornton, husband  
and wife  
9180 SW Chelan Place  
Beaverton, OR 97008

**SEND TAX STATEMENTS TO:**  
Joshua Thornton and Nicole Thornton  
9180 SW Chelan Place  
Beaverton, OR 97008

9660 Sprague River Rd, Chiloquin, OR 97624

2024-010146  
Klamath County, Oregon  
11/21/2024 01:04:01 PM  
Fee: \$102.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jean Horsfall, who acquired title as Jean Slusher and Brett Slusher, Grantor, conveys and warrants to Joshua Thornton and Nicole Thornton, husband and wife, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

The Easterly 970 feet of the SE1/4 of the SW1/4 of the NE1/4 and the SW1/4 of the SE1/4 of the NE1/4, Section 2, Township 35 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED FIFTY THOUSAND AND NO/100 DOLLARS (\$450,000.00). (See ORS 93.030).

AFTER RECORDING RETURN TO  
TICOR TITLE: 471824134555 / 653451AM

STATUTORY WARRANTY DEED  
(continued)

Subject to: Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Timber  
Amount: \$29.64

Special Assessment disclosed by the Klamath tax rolls:  
For: Klamath Lake Grazing  
Amount: \$1.71

Special Assessment disclosed by the Klamath tax rolls:  
For: Fire Patrol Surcharge  
Amount: \$47.50

The rights of the public in and to that portion of the herein described property lying within the limits of public roads, streets or highways.

Reservation of Oil, gas, minerals, or other resources, including the terms and provisions contained therein, in

deed from Henry G. Wolff, also known as Henry Wolff.

Recorded: October 20, 1978

Volume: M78, page 23662

The Company makes no representation as to the present ownership of any such interests. There may be leases, grants, exceptions or reservations of interests that are not listed.

Easement Agreement, including the terms and provisions thereof,

Recorded: April 19, 1983

Volume: M83, page 6040

Re-recorded: April 22, 1983

Volume: M83, page 6173

An easement including the terms and provisions thereof, affecting the portion of said premises and for the purposes stated therein as set forth in instrument:

Granted To: Telephone Utilities of Eastern Oregon

Recorded: August 3, 1984

Volume: M84, page 13278

Declaration and Agreement for Reciprocal Roadway Easements, including the terms and provisions thereof,

Recorded: June 4, 2009

Instrument No.: 2009-007794

An easement including the terms and provisions thereof, affecting the portion of the Land and for the

purposes stated therein as set forth in instrument:

Granted To: Brett Slusher and Jean Slusher

Recorded: May 10, 2021

STATUTORY WARRANTY DEED  
(continued)


Instrument No.: 2021-007435

**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.**

STATUTORY WARRANTY DEED  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 11.18.24

  
Jean Horsfall

\_\_\_\_\_  
Brett Slusher

State of \_\_\_\_\_  
County of \_\_\_\_\_

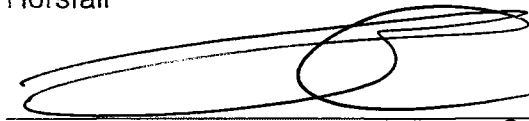
This instrument was acknowledged before me on \_\_\_\_\_ by Brett Slusher

\_\_\_\_\_  
Notary Public - State of Oregon

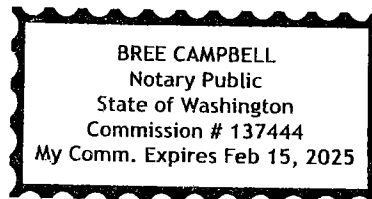
My Commission Expires: \_\_\_\_\_

State of WA  
County of Snohomish

This instrument was acknowledged before me on 11/18/24 by Jean Horsfall

  
Notary Public - State of ~~Oregon~~ WA  
FL

My Commission Expires: 2/15/25



STATUTORY WARRANTY DEED  
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: NOVEMBER 15, 2024

Jean Horsfall  
Brett Slusher  
Brett Slusher

State of OREGON  
County of KLAMATH

This instrument was acknowledged before me on NOVEMBER 15, 2024 by Brett Slusher

[Signature]  
Notary Public - State of Oregon

My Commission Expires: FEBRUARY 17, 2025



State of \_\_\_\_\_  
County of \_\_\_\_\_

This instrument was acknowledged before me on \_\_\_\_\_ by Jean Horsfall

Notary Public - State of Oregon  
My Commission Expires: \_\_\_\_\_