

Returned at Counter Mark L Runnels

After recording return to:  
Claude T. Babb and Jeanne L. Babb, Trustees  
21889 Hwy 140 East  
Dairy, OR 97625  
Grantees

2024-010165

Klamath County, Oregon



00335992202400101650010011

11/21/2024 03:52:46 PM

Fee: \$82.00

Until a change is  
requested, all tax statements shall be sent to:  
Claude T. Babb and Jeanne L. Babb, Trustees  
21889 Hwy 140 East, Dairy, OR 97625

### WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Claude T. Babb and Jeanne L. Babb, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by Claude T. Babb and Jeanne L. Babb, Trustees of THE T & J BABB LIVING TRUST hereinafter called the grantees, do hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

**A Parcel of land situate in Section 34, Township 38 South, Range 11 ½ East of the Willamette Meridian in Klamath County, Oregon, more particularly described as follows:**

**Beginning at the Northwest corner of the SW1/4 NW1/4 of Section 34, Township 38 South, Range 11 ½ East of the Willamette Meridian, Klamath County, Oregon; thence Easterly along the North line of the SW1/4 NW1/4 of said Section 34, 218.63 feet; thence leaving said North line South 11 degrees 32' 30" East, 478.80 feet to a point on the Northerly right of way line of State Highway Number 140; thence South 60 degrees 48' 50" West along said right of way line 360.17 feet to a point on the West line of Said Section 34; thence North along the West line of said Section 34, 644.76 feet to the point of beginning.**

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantees and grantees' heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this November 13, 2024.

Claude T. Babb

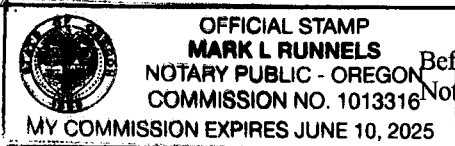
Jeanne L. Babb

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Claude T. Babb and Jeanne L. Babb and each acknowledged the foregoing instrument to be their voluntary act and deed.

This 13<sup>th</sup> day of November, 2024

(S E A L)



Before me:   
Notary Public for Oregon