



After recording return to:
Kelly W. McCarty
2728 Vale Road
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Kelly W. McCarty
2728 Vale Road
Klamath Falls, OR 97603

File No.: 7161-4210651 (SA)
Date: October 08, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Jami Butler, Grantor, conveys and warrants to **Kelly W. McCarty**, 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 **\$415,000.00**. (Here comply with requirements
of ORS 93.030)

APN: 590042

Statutory Warranty Deed
- continued

File No.: 7161-4210651 (SA)

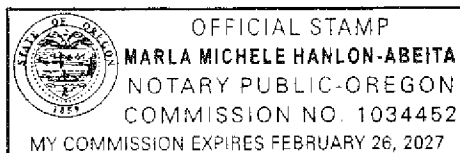
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 13 day of November, 2024.

Jami Butler
Jami Butler

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 13 day of November, 2024 by **Jami Butler**.



Marla
Notary Public for Oregon
My commission expires: 2/26/2027

APN: 590042

Statutory Warranty Deed
- continued

File No.: 7161-4210651 (SA)

EXHIBIT A

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

A tract of land situated in the SW1/4 SE1/4 of Section 6, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin from which the Northeast corner of said SW1/4 SE1/4 bears North 00° 04' 39" West 641.65 feet and North 89° 46' 35" East 755.00 feet; thence South 00° 04' 39" East 335.59 feet to a 5/8 inch iron pin on a line which is North 00° 04' 39" West 350 feet from the Southerly line of said SW1/4 SE1/4; thence North 89° 45' 36" East, parallel to said Southerly line, 245.00 feet to a 5/8 inch iron pin; thence North 00° 04' 39" West 335.59 feet to a 5/8 inch iron pin; thence South 89° 45' 36" West 245.00 feet to the Point of Beginning.

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