

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

2024-010373

Klamath County, Oregon

12/02/2024 08:44:01 AM

Fee: \$107.00

*This space reserved for use by
Recording Office*

After recording return to: ORS 205.234(1)(c)

Chris Rariden and Debra Rariden

4141 Clem Road Unit C

Blodgett, OR 97326

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Statutory Warranty Deed

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

Suzanne L. Simonis, who took title as Suzanne L. Bowman

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Chris Rariden, Debra Rariden, Nicole L. Rariden, Joshua J. Rariden and Kevin M. Rariden, all not as tenants in common,
but with rights of survivorship

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ 165,000.00

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

No Changes

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)

☐

FULL

☐

PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference: 2024-010306**9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of First American Title

to correct to add the clerically omitted Grantees

previously recorded in book _____ and page _____, or as fee number 2024-010306."

After recording return to:

First American Title

395 SW Bluff Drive, Suite 100

Bend, OR 97702



After recording return to:
Chris Rariden and Debra Rariden
4141 Clem Road Unit C
Blodgett, OR 97326

Until a change is requested all tax
statements shall be sent to the
following address:
Chris Rariden and Debra Rariden
4141 Clem Road Unit C
Blodgett, OR 97326

File No.: 7064-4220186 (SNB)
Date: November 13, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Suzanne L. Simonis, who took title as Suzanne L. Bowman, Grantor, conveys and warrants to **Chris Rariden and Debra Rariden** ***not as tenants in common, but with rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

*Nicole L. Rariden, Joshua J. Rariden and Kevin M. Rariden, all
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 **\$165,000.00**. (Here comply with requirements of ORS 93.030)

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702



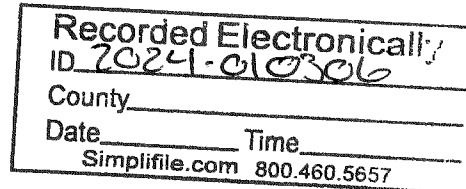
After recording return to:
Chris Rariden and Debra Rariden
4141 Clem Road Unit C
Blodgett, OR 97326

Until a change is requested all tax
statements shall be sent to the
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File No.: 7064-4220186 (SNB)
Date: November 13, 2024

THIS SPACE RESERVED FOR RECORDER'S USE



STATUTORY WARRANTY DEED

Suzanne L. Simonis, who took title as Suzanne L. Bowman, Grantor, conveys and warrants to **Chris Rariden and Debra Rariden*** not as tenants in common, but with **rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

*Nicole L. Rariden, Joshua J. Rariden and Kevin M. Rariden, all
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 **\$165,000.00**. (Here comply with requirements of ORS 93.030)

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

APN: 134571

Statutory Warranty Deed
- continued

File No.: 7064-4220186 (SNB)

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 22nd day of November, 2024.

Suzanne L. Simonis
Suzanne L. Simonis

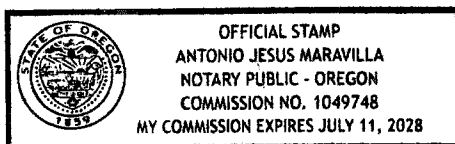
STATE OF Oregon)
County of ~~Klamath~~ A.M. Oregon Linn)ss.

This instrument was acknowledged before me on this 22nd day of November, 2024
by **Suzanne L. Simonis**.

Antonio J. Maravilla

Notary Public for Oregon

My commission expires: 7-11-2028



APN: **134571**

Statutory Warranty Deed
- continued

File No.: **7064-4220186 (SNB)**

EXHIBIT A

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

Parcel 1 (TL 900)

That part of the NE1/4SE1/4 of Section 26, Township 23 South, Range 9, E. W. M., described as follows:

Beginning at the Northwest corner of the Northeast Quarter of the Southeast Quarter (NE1/4SE1/4); thence Southerly along the Westerly boundary a distance 365 feet to the Point of Beginning; thence East a distance of 550 feet; thence South a distance of 350 feet; thence West a distance of 550 feet; thence North a distance of 350 feet of the Point of Beginning.

Parcel 2 (TL 1200)

That part of the NE 1/4 SE 1/4 of Section Twenty-six (26), Township Twenty-Three (23) South, Range nine (9), E, W, M, described as: Beginning at the Northwest corner of the Northeast Quarter of the Southeast Quarter (NW NE1/4 SE 1/4), thence easterly along the northern boundary a distance of 550' feet; thence southerly a distance of 715' feet to the true point of beginning; Thence East a distance of 550' feet; thence South a distance of 30' feet; thence West a distance of 550'; thence North a distance of 30' to the point of beginning.

Parcel 3 (TL 1400)

That part of the NE 1/4 of the SE 1/4 of Section Twenty-six (26), Township Twenty-three (23) South, Range nine (9), E.W.M, described as:
Beginning at the Northwest corner of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) thence Southerly along the Westerly boundary a distance of 715 feet to the point of beginning; thence East a distance of 550 feet; thence South a distance of 175 feet; thence West a distance of 550 feet; thence North a distance of 175 feet to the point of beginning.

Parcel 4 (TL 1500)

That part of the NE1/4 SE 1/4 of Section 26, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:
Beginning at the Northeast corner of the NE1/4 SE 1/4 of said Section 26, thence West 770 feet to a point; thence South 890 feet to the true point of beginning; thence West along the Northern boundary a distance of 550 feet to the southwest

APN: **134571**

Statutory Warranty Deed
- continued

File No.: **7064-4220186 (SNB)**

corner of Lot 12 (Gerhart Plat); thence South a distance of 30 feet to the northwest corner of lot 13 (Gerhart Plat); thence East 550 feet to the northeast corner of lot 13 (Gerhart Plat); thence north 30 feet to the Southeast corner of lot 12 (Gerhart Plat).

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