

2024-010462
Klamath County, Oregon
12/03/2024 02:53:02 PM
Fee: \$87.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Donna J. Rash and Conner B. Rash
9844 W Langell Valley Rd.
Bonanza, OR 97623

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

Donna J. Rash and Conner B. Rash
9844 W Langell Valley Rd.
Bonanza, OR 97623
File No. 655642AM

STATUTORY WARRANTY DEED

Steven Carr,

Grantor(s), hereby convey and warrant to

Donna J. Rash and Conner B. Rash, with right of survivorship,

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:

That portion of the NE1/4 NW1/4 of Section 6, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon, lying Southwesterly of the County Road and Northeasterly of Langell Valley Highline Irrigation Canal.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

4013-00600-00300
4013-00600-00500

The true and actual consideration for this conveyance is \$292,745.00.

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: November 26, 2024



Steven Carr

State of Oregon } ss
County of Lane }

On this 26th day of November, 2024, before me,
ABBIGAYLE ELAINE CHMELA a Notary Public in and for said state,
personally appeared Steven Carr, 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: 739 ARTHUR AVE COTTAGE BROVE, OR 97424
Commission Expires: 04/23/2028

