



2024-010493
Klamath County, Oregon
12/04/2024 03:26:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Laurie Ann Cox

3105 Bisbee St.

Klamath Falls, OR 97603

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

Laurie Ann Cox

3105 Bisbee St.

Klamath Falls, OR 97603

File No. 655707AM

STATUTORY WARRANTY DEED

Betty S. Musselman and Donald P. King,

Grantor(s), hereby convey and warrant to

Laurie Ann Cox,

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:

A parcel of land situated in Lot 4, Block 6, Altamont Acres, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon. more particularly described as follows:

Beginning at the Northwest corner of Lot 4, Block 6, Altamont Acres; thence South 0°20' East along the West line of Lot 4, 71 feet; thence South 89° 40' East 146 feet; thence North 0° 20' West 71 feet to the North line of said Lot 4; thence North 89° 40' West 146 feet to the point of beginning, with bearings based on Minor Partition 15-83.

Excepting Therefrom the Westerly 5 feet conveyed to Klamath County for road purposes.

The true and actual consideration for this conveyance is \$110,000.00.

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: December 3, 2024

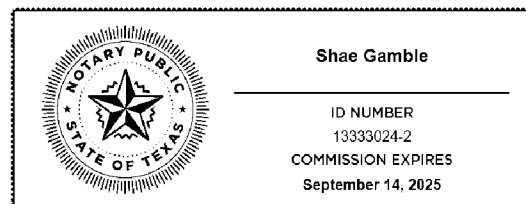
Betty S. Musselman
Betty S. Musselman

State of Texas } ss
County of Harris }

On this 3rd day of Decemebr, 2024, before me, Shae Gamble a
Notary Public in and for said state, personally appeared Betty S. Musselman, 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.

Shae Gamble
Notary Public for the State of Texas
Residing at: Harris
Commission Expires: 09/14/2025



Electronically signed and notarized online using the Proof platform.

Dated: December 3, 2024

Donald P. King

Donald P. King

State of Texas } ss
County of Harris }

On this 3rd day of December, 2024, before me, Shae Gamble a
Notary Public in and for said state, personally appeared Donald P. King, 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.

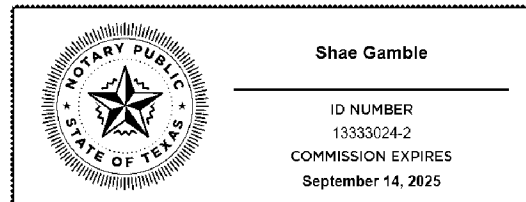
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in
this certificate first above written.

Shae Gamble

Notary Public for the State of Texas

Residing at: Harris

Commission Expires: 09/14/2025



Electronically signed and notarized online using the Proof platform.