



After recording return to:
Kyle Grant and Jetta Grant
4750 Homedale Road
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Kyle Grant and Jetta Grant
4750 Homedale Road
Klamath Falls, OR 97603

File No.: 7161-4217132 (SA)
Date: October 31, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Loretta Langley, Grantor, conveys and warrants to **Kyle Grant and Jetta Grant, as tenants by the entirety**, 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 **\$450,000.00**. (Here comply with requirements of ORS 93.030)

APN: **570135**

Statutory Warranty Deed
- continued

File No.: **7161-4217132 (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.

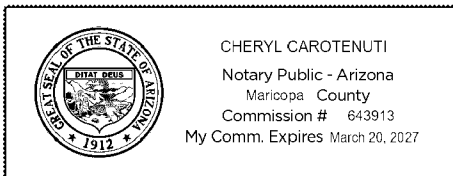
Dated this 3rd day of December, 2024.

Loretta Langley

Loretta Langley

STATE OF Arizona)
County of Maricopa)ss.

This instrument was acknowledged before me on this 3rd day of December, 2024
by **Loretta Langley**.



Cheryl Carotenuti

Notary Public for Arizona
My commission expires: 03/20/2027

Notarized remotely online using communication technology via Proof.

APN: **570135**

Statutory Warranty Deed
- continued

File No.: **7161-4217132 (SA)**

EXHIBIT A

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

A portion of the Northwest 1/4 Northeast 1/4 of Section 14, Township 39 South, Range 9 East of the willamette, meridian klamath county, oregon, more particularly described as follows: beginning at a point on the Westerly boundary of the right of way of Homedale Road, which point is on the Southerly boundary of the U. S. R. S. Drain ditch running East and West across the Northerly part of the Northwest 1/4 of the Northeast 1/4 of Section 14, Township 39 South, Range 9 East of the willamette meridian, klamath county, oregon, and running thence, South along the Westerly right of way line of Homedale Road a distance of 443.7 feet to the Point of Beginning; and running thence West to the Easterly right of way line of the Klamath project drain # 1-c- 1-a-1; thence Southerly along the said Easterly boundary line of said Drain, 122.5 feet; thence East to the Westerly right of way line of Homedale Road; thence North along said right of way line 122.5 feet to the Point of Beginning, and being a portion of the Northwest 1/4 Northeast 1/4 of Section 14, Township 39 South, Range 9 East Willamette Meridian, Klamath County, Oregon.

NOTE: This legal description was created prior to January 01, 2008.