



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Jesse Atchley
24912 5th St.
Sprague River, OR 97639

Until a change is requested all tax statements shall be
sent to the following address:
Jesse Atchley
24912 5th St.
Sprague River, OR 97639
File No. 653468AM

STATUTORY WARRANTY DEED

Sheila M. Aitken, who acquired title as Sheila M. Tsarnas, also known as Shelia M. Tsarnas,
Grantor(s), hereby convey and warrant to

Jesse Atchley,
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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$45,000.00.
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:

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 6th, 2024

Sheila M. Aitken
Sheila M. Aitken

State of CALIFORNIA } ss
County of SESSEYOU }

On this 6th day of December, 2024, before me, TODD M. GUSAAS, a Notary Public in and for said state, personally appeared Sheila M. Aitken, 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.

Todd M. Gusaas
Notary Public for the State of CALIFORNIA
Residing at: SESSEYOU CO. CALIFORNIA
Commission Expires: 4-16-28



EXHIBIT 'A'

A parcel of land situated in the SW¼ of Section 14, Township 36 South Range 10, East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning 2700 feet South and 1413 feet East of the Northwest corner of Section 14, Township 36 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon,
thence South 300 feet;
thence East 140 feet;
thence North 300 feet;
thence West 140 feet to the place of beginning.

ALSO, beginning 2700 feet South and 1293 feet East of the Northwest corner of Section 14, Township 36 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon,
thence South 300 feet;
thence East 120 feet;
thence North 300 feet;
thence West 120 feet to the place of beginning

A Tract of land situated in the N½ SW¼ of Section 14, Township 36 South, Range 10 East of the Willamette, Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point 3000 feet South and 1553 feet East of the Northwest corner of Section 14, Township 36 South, Range 10 East of the Willamette
thence South 219 feet;
thence West 357 feet;
thence North 109 feet;
thence Easterly 37 feet;
thence Northerly 50 feet;
thence Westerly 37 feet;
thence Northerly 60 feet;
thence East 357 feet to the point of beginning.