



2024-010742
Klamath County, Oregon
12/12/2024 08:29:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mark S. Van Alstine and Cheryl A. Van Alstine
8003 Hwy. 66
Klamath Falls, OR 97601

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

Mark S. Van Alstine and Cheryl A. Van Alstine
8003 Hwy. 66
Klamath Falls, OR 97601
File No. 658402AM

STATUTORY WARRANTY DEED

Tina Marie Millett,

Grantor(s), hereby convey and warrant to

Mark S. Van Alstine and Cheryl A. Van Alstine, as Tenants by the Entirety,

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:

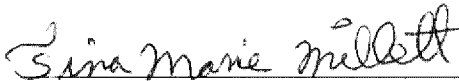
See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$200,000.00.

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 9, 2024

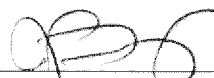


Tina Marie Millett

State of Oregon } ss
County of Klamath }

On this 9th day of December, 2024, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Tina Marie Millett, 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: Klamath county
Commission Expires: 9/19/2026

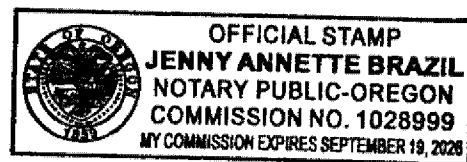


EXHIBIT 'A'

Parcel 1:

Beginning at the intersection of the Klamath Falls-Ashland Highway North boundary and the East boundary of the SW1/4 of the NW1/4 of Section 23, Township 39 South, Range 8 East, Willamette Meridian; thence North along the said East boundary to the Northeast corner of said SW1/4 of the NW1/4 of Section 23, Township 39 South, Range 8 East, Willamette Meridian; thence West along the North boundary of said SW1/4 of the NW1/4, 350 feet; thence South 35° East to the North boundary of Klamath Falls-Ashland Highway; thence along said highway to the point of beginning, being in the Northeast corner of the SW1/4 of the NW1/4 of Section 23, Township 39 South, Range 8 East, Willamette Meridian, Klamath County, Oregon.

LESS AND EXCEPTING the following described property: A tract of land situated in the SW1/4 NW1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North line of the said SW1/4 NW1/4, from which the Northeast corner of the said SW1/4 NW1/4 bears S89°36'02"E 350.00 feet; thence S35°00'00"E, along the Westerly line of that tract of land described in Volume 107 at Page 495 of the Klamath County Deed Records, 279.90 feet to the Northwesterly right of way line of Highway 66; thence N45°34'21"E, along the said right of way line, 12.06 feet; thence, leaving said right of way line, N36°25'06"W 274.38 feet to the said North line of the SW1/4 NW1/4; thence N89°36'02"W 6.26 feet to the point of beginning, containing 0.05 acres, more or less, with bearings based on record of Survey #5381 on file at the Office of the Klamath County Surveyor.

Parcel 2:

Part of the NW1/4 of the NW1/4 Section 23, Township 39 South, Range 8 East, Willamette Meridian, more particularly described as follows:

Beginning at the Southeast corner of said NW1/4 of the NW1/4 of Section 23, Township 39 South, Range 8 East, Willamette Meridian; thence West along the South boundary of said NW1/4 of NW1/4 211 feet; thence Northeasterly 240 feet, more or less, to a point on the East boundary of said NW1/4 of NW1/4, 115 feet North of the point of beginning; thence South along said East boundary of said NW1/4 of the NW1/4, 115 feet to the point of beginning. EXCEPTING AND RESERVING a strip of land eight feet in width along the East side of the above described parcel for roadway.