



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Michael Ray Dennis and Kayla Anne Dennis

2940 Hope St.

Klamath Falls, OR 97603

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

Michael Ray Dennis and Kayla Anne Dennis

2940 Hope St.

Klamath Falls, OR 97603

File No. 657706AM

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### STATUTORY WARRANTY DEED

**Daniel Nelson and Linda Nelson, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Michael Ray Dennis and Kayla Anne Dennis, 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:

**A tract of land situated in the S1/2 SW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a 5/8" rebar with a Tru-Line Surveying plastic cap on the Westerly right-of-way line of Hope Street, from which the S1/4 corner of said Section 2 bears South 00° West 270.12 feet and North 89°36'38" East 695.17**

**feet; thence North 66°51' West 1016.80 feet, to a 5/8" iron pin with Tru-Line Surveying plastic cap; thence continuing North 66°51' West 76 feet, more or less, to the Northeasterly right-of-way line of the U.S.B.R. "A" Canal; thence Northwesterly along said right-of-way to its intersection with the southerly right-of-way of the O.C.&E. Railroad, 350 feet, more or less, thence South 66 degrees 51' East along said railroad right-of-way line, 1332 feet, more or less, to the Westerly right-of-way line of Hope Street; thence South 00°13' West 175.13 feet to the point of beginning, with bearings based on the recorded survey of said Major Land Partition No. 29-88**

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

**3909-00200-00100**

**The true and actual consideration for this conveyance is \$555,000.00.**

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 10, 2024

[Signature]  
Daniel Nelson

[Signature]  
Linda Nelson

State of Oregon } ss  
County of Clatsop }

On this 10 day of December, 2024, before me, a Notary Public in and for said state, personally appeared Daniel Nelson and Linda Nelson, 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.

[Signature]  
Notary Public for the State of Oregon  
Residing at [Signature]  
Commission Expires: 3/7/26

