

2024-011094

Klamath County, Oregon

CA

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED

Returned at Counter



00337064202400110940020028

12/23/2024 02:20:52 PM

Fee: \$87.00

After recording, return to (Name and Address):

POLL KEYS WILLARD W. KEYS
 29151 BEATTY DR
 BEATTY, OR 97621

Until requested otherwise, send all tax statements to
 (Name and Address):

~~SAME AS ABOVE~~
 POLL KEYS WILLARD W. KEYS
 PO BOX 62 BEATTY OR
 97621

[SPACE RESERVED FOR RECORDER'S USE]

WARRANTY DEED

WILLARD W. KEYS

("grantor"),

for the consideration stated below, does hereby grant, bargain, sell and convey to ADD POLL KEYS
TO DEED

WILLARD W. KEYS AND POLL KEYS TENANTS BY THE ENTIRETY.
 ("grantee"), and to grantee's heirs, successors and assigns, all of
 that certain real property, with all rights and interests belonging or relating thereto, situated in KLAMATH County,
 Oregon, legally described (check one):

- ☒ as set forth on the attached Exhibit A, and incorporated by this reference.
☐ as follows:

Parcel 1

Lot 78 in Block 8 of SPRAGUE River Valley Acres, according
 to the office of the county clerk of Klamath County, Oregon.
 Tax Account No: 3512-0350-017000-000 Key No: 294165

Parcel 2

Lot 79 in Block 8 of SPRAGUE Valley Acres according
 to the official plat thereof on file in the office of the county
 clerk of Klamath County, Oregon, Tax Account No: ~~3512-0350-000~~
 3512-0350-01600-000 Key No: 294176
 To have as grantee's own and to hold for grantee's heirs, successors and assigns forever.

At the time of this deed's delivery, grantor covenants that grantor is the lawful owner in fee simple of the above-described real
 property, with the right to convey the same free from all encumbrances except (if no exceptions, so state):

no exceptions

Grantor further warrants and will defend the title to the property, and every part and parcel of it, against all persons who may lawfully
 claim an interest in the same.

The true and actual consideration paid by grantee to grantor for this transfer is (check one or both; see ORS 93.030):

☒ as follows:

☐ other property or value given or promised which is ☐ part of the ☒ the whole (indicate which) consideration.

PUBLISHER'S NOTE: If using this form to convey real property subject to ORS 92.027, include the required reference.



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.

In construing this instrument, where the context so requires, the singular includes the plural, and the language will be read to apply equally to businesses, other entities and to individuals.

Grantor has executed this instrument on DECEMBER 23 2024; any signature on behalf of a business or other entity is made with the authority of that entity.

Willard / Keys
Allen Keys

STATE OF OREGON, County of Klamath) ss.
This record was acknowledged before me on December 23, 2024,
by WILLARD AND POLI KEYS
or This record was acknowledged before me on _____
by _____
as (corporate title) _____
of (company name) _____

Mary Elizabeth Schiefelbein
Notary Public for Oregon
My commission expires 10-16-26

