

2024-011132

Klamath County, Oregon



00337116202400111320020024

This :

12/26/2024 01:22:52 PM

Fee: \$87.00

After recording return to:
Kincaid Law LLC
409 Pine Street
Klamath Falls, OR 97601

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

James L & Patsy M Gorger
3113 Bristol Ave Unit 15
Klamath Falls, OR 97603

STATUTORY WARRANTY DEED

Dusten Patrick Brown, Grantor(s), conveys and warrants to

James L Gorger & Patsy M Gorger, 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:

**Lots 1, 2, 3, 4, 23 and 24 in Block 7, FIRST ADDITION TO SPRAGUE RIVER,
according to the official plat thereof on file of the County Clerk, Klamath County,
Oregon.**

The true and actual consideration for this conveyance is \$3,750.00,

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:

NONE

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.

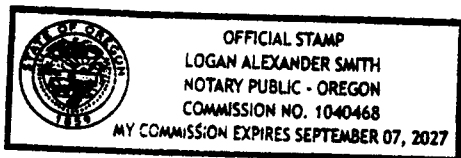
Dated this 18 day of December, 2024.

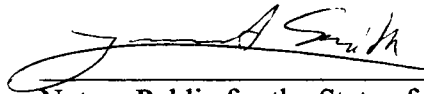

Dusten Patrick Brown

State of Oregon }
County of Douglas } ss

On this 18th day of December, 2024, before me, ^{as is} Do Logan Alexander Smith, a Notary Public in and for said state, personally appeared Dusten Patrick Brown, 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: 1975 Winchester Ave OR Reedsport 97467
Commission Expires: September 7th, 2027