

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Daniel Troy Clark and Kimberly Lee Clark

2470 Lindley Way

Klamath Falls, OR 97601

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

Daniel Troy Clark and Kimberly Lee Clark

2470 Lindley Way

Klamath Falls, OR 97601

File No. 657060AM

STATUTORY WARRANTY DEED

Jeanine Conforti-Carter,

Grantor(s), hereby convey and warrant to

Daniel Troy Clark and Kimberly Lee Clark, 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:

The NW1/4 NW1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING that portion conveyed by Deed to the City of Klamath Falls for Rogers Street extension recorded August 14, 1952 in Book 256 at page 269, also EXCEPT that portion conveyed by Deed to Clyde Edwin Freed and Jean L. Freed recorded April 14, 1965, Book 360, page 585, Deed Records of Klamath County, Oregon.

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

3909-00500-00100

The true and actual consideration for this conveyance is \$424,000.00.

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 29, 2024

Jeanine Conforti-Carter
Jeanine Conforti- Carter

State of Oregon } ss
County of Multnomah }

On this 29 day of December, 2024, before me,

Krissa Kay Oatfield a Notary Public in and for said state,
personally appeared Jeanine Conforti- Carter, 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.

K Oatfield
Notary Public for the State of Oregon
Residing at: Sandy, Oregon
Commission Expires: 07/08/2026

