



After recording return to:  
Daniel Midkiff  
23939 Yellow Jacket Springs Road  
Beatty, OR 97621

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Daniel Midkiff  
23939 Yellow Jacket Springs Road  
Beatty, OR 97621

File No.: 7161-4225129 (SA)  
Date: December 05, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

#### STATUTORY WARRANTY DEED

**Jan Elliott and Ronald Elliott, as tenants by the entirety**, Grantor, conveys and warrants to **Daniel Midkiff**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOTS 9, 10, 11 AND 12 TOGETHER WITH THAT PORTION OF VACATED CEDAR STREET ADJOINING AND INURED THERETO BY ORDER #99-013, RECORDED JULY 17, 1998 IN VOLUME M98, PAGE 26009 ALL IN BLOCK 4, BEATTY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$223,000.00**. (Here comply with requirements of ORS 93.030)

APN: 357955

Statutory Warranty Deed  
- continued

File No.: 7161-4225129 (SA)

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 3<sup>rd</sup> day of JANUARY, 2025.

Jan Elliott  
Jan Elliott

Ronald Elliott  
Ronald Elliott

STATE OF mw  
Oregon Washington)  
mw ) ss.  
County of Klamath Grant )

This instrument was acknowledged before me on this 3<sup>rd</sup> day of January, 2025  
by **Jan Elliott and Ronald Elliott.**

MARLENE WAKEFIELD-BOSWORTH  
NOTARY PUBLIC - STATE OF WASHINGTON  
MY COMMISSION EXPIRES JANUARY 25, 2025  
COMMISSION NUMBER 21002237

Marlene Wakefield-Bosworth  
Notary Public for Oregon Washington  
My commission expires: 1-25-2025