

24PB11050

AFTER RECORDING, RETURN TO:

Stephanie A Weaver, Executor Estate of Loraine Rose Tucker
2739 Riviera Drive
Titusville, Florida 32780

2025-000242

Klamath County, Oregon



00337602202500002420040048

01/13/2025 11:32:54 AM

Fee: \$97.00

SEND TAX STATEMENTS TO:

Liz Lorraine Needham
2420 Heritage Drive
Titusville, Florida 32780

STATUTORY WARRANTY DEED

(ORS 93.850)

Estate of Loraine Rose Tucker, with an address of
2739 Riviera Drive Titusville, Florida 32780 ("Grantor(s)"),
conveys and warrants to Liz Lorraine Needham, whose address is
2420 Heritage Drive Titusville, Florida 32780 ("Grantee(s)"),
the following described real property free of encumbrances, except as specifically set forth
herein:

Land in Klamath County, Oregon, described more particularly in Exhibit A, attached
hereto.

SUBJECT TO: the encumbrances described in Exhibit B, attached hereto.

The true consideration for this conveyance is \$ 10.00.

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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

eSign

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DATED this 2 day of January, 2025

Grantor

Grantor

By [Signature]

By: MA

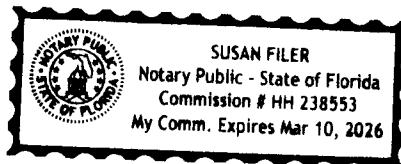
Its: Estate of Loraine Rose Tucker, Executor

Its: _____

STATE OF Florida ~~OREGON~~

COUNTY OF Brevard ~~Klamath~~ } ss.

The foregoing instrument was acknowledged before me on this 2 day of January, 2025, by Stephanie Weaver, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



Susan Filer
Printed Name: Susan Filer
Notary Public in and for the State of ~~Oregon~~ Florida

eSign
Version 1.8 – January 25, 2021

EXHIBIT A

Legal Description

The portion of the east 230 ft of the NE 1/4 of the SW 1/4 that lies northly of the Sprague River Highway in section 1, township 35, South range 9, east of Williamette Meridian Klamath County, Oregon

Tax account number: 252835

Address: 15989 Sprague River Rd Chiloquin, Oregon



EXHIBIT B

Encumbrances

1. Rights of the public in and to any portion of the herein described property lying within the limits of roads and highways.
2. Right of way, including the terms and provisions thereof, from Calvin Barney, et ux., to Pacific Gas Transmission Company, a California corporation, recorded March 21, 1960, in Deed Volume 319 at page 561, for pipeline over the SW $\frac{1}{4}$, Section 13 and the NE $\frac{1}{4}$ of Section 24, Township 35 South, Range 9 East of the Willamette Meridian.
3. Any existing easements visible on the ground for roads, pipelines, or utilities, to which the property might be subject under provisions of Land Status Report recorded in Deed Volume 306 at page 712. (SW $\frac{1}{4}$ Sec. 13, T35S., R9E.W.M.)
4. Right of way, including the terms and provisions thereof, granted to Klamath County for Braymill-Sprague River road as disclosed by Land Status Report, recorded November 25, 1958, in Volume 306 at page 712. (SW $\frac{1}{4}$ Sec. 13, T35S., R9E.W.M.)