



2025-000463
Klamath County, Oregon
01/23/2025 10:14:03 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Justin D. Phillips
1309 NE 3rd St.,
McMinnville, OR 97128

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

Justin D. Phillips
1309 NE 3rd St.,
McMinnville, OR 97128
File No. 664519AM

STATUTORY WARRANTY DEED

Steven Healy,

Grantor(s), hereby convey and warrant to

Justin D. Phillips,

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:

Lot 17 of NIMROD RIVER PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH a portion of Lot 27 of NIMROD RIVER PARK, more particularly described as follows:

Beginning at the Southeast corner of Lot 17; thence South 1° 04' East across Lot 27 to a point on the Northerly bank of the Sprague River; thence in a Southwesterly direction along the Northerly bank of said river to a point, which point is the intersection of the Southerly prolongation of the Westerly sideline of said Lot 17 and the Northerly river bank; thence, from said intersection North 1° 04' West to the Southwest corner of said Lot 17; thence South 76° 02' 30" East along the Southerly lot line of said lot to the point of beginning.

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

3611-009B0-07700

The true and actual consideration for this conveyance is \$16,000.00.

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: January ¹⁶~~13~~, 2025

Steven Healy Date: 1-16-2025
Steven Healy

State of Oregon } ss
County of Deschutes }

On this 16 day of Jan., 2025, before me, Jillian Nadene Pickle a Notary Public in and for said state, personally appeared Steven Healy, 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.

Jillian Nadene Pickle
Notary Public for the State of Oregon
Residing at: Garner/Sunriver
Commission Expires: Sept. 23, 2028

