

2025-000611

Klamath County, Oregon 01/28/2025 09:53:02 AM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:	
Ken Ledbury	
12805 SE 242nd. Ave.	
Damascus, OR 97089	
Until a change is requested all tax statements shall be sent to the following address: Ken Ledbury	
12805 SE 242nd. Ave. Damascus, OR 97089	
File No. 663066AM	

STATUTORY WARRANTY DEED

Jerry D. Kent,

Grantor(s), hereby convey and warrant to

Ken Ledbury,

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 41 and 42, Block 108, KLAMATH FALLS FOREST ESTATES, HIGHWAY 66, Plat 4, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$10,000.00.

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:

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 27th, 2025		·	
0 0 4 1			
Jerry D. Kert Jerry D. Kent			
Jerry D. Kent			
State of Texas } ss		· /	
County of Collin}	` ~		
On this 27th day of January, 2025, before me,	Talia J Brown	, a Notary P	ublic
in and for said state, personally appeared Jerry D. K			<i>y</i> hos
name(s) is/are subscribed to the within Instrument a	nd acknowledged to me that	he/she/they executed s	same.
IN WITNESS WHEREOF, I have hereunto set my h	nand and affixed my official	seal the day and year i	n this
certificate first above written.			.
(Tolia ():Brave	O PO PURE	Talia J Brown	
Notary Public for the State of Texas	* * *	ID NUMBER	
Residing at: Collin County	— J	13269078-3 COMMISSION EXPIRES	
	OF THE PARTY OF	September 22, 2028	
Commission Expires: <u>09/22/2028</u>	1		

Electronically signed and notarized online using the Proof platform.