



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Brayden Swartz and Tomi Swartz
P.O. Box 38
Chiloquin, OR 97624

Until a change is requested all tax statements shall be
sent to the following address:
Brayden Swartz and Tomi Swartz
P.O. Box 38
Chiloquin, OR 97624
File No. 663185AM

STATUTORY WARRANTY DEED

Cindy Fay Wylie and William Donald Wylie, as Tenants in Common ,
Grantor(s), hereby convey and warrant to


Brayden Swartz and Tomi Swartz, with right of survivorship,
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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$520,000.00.
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 14, 2025


William Donald Wylie

State of Oregon } ss
County of Klamath }

On this 27 day of January, 2025, before me, Emily Jean Coe a Notary Public in and for said state, personally appeared William David Wylie, 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.


Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/27/2025




Cindy Faye Wylie

State of Florida | ss
County of Santa Rosa ;

On this 27 day of January, 2025, before me, Renee McBride a Notary Public in
and for said state, personally appeared Cindy Faye Wylie 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.


Renee McBride

Notary Public for the State of Florida

Residing at: Milton Florida

Commission Expires: 03-22-2025

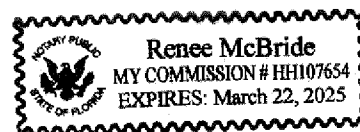


EXHIBIT "A"

PARCEL 1:

A tract of land situated in the E1/2 SE1/4 of Section 2, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin from which the East quarter corner of Section 2, a brass cap, bears North 00 degrees 32' 12" East 401.30 feet and North 89 degrees 07' 05" East 1307.05 feet; thence North 88 degrees 27' 27" East to the Westerly boundary of the Sprague River; thence Southerly and Westerly along said West boundary of Sprague River to a point which bears South 00 degrees 32' 12" West from the point of beginning; thence North 00 degrees 32' 12" East to the point of beginning.

EXCEPTING THEREFROM the following:

A tract of land situated in the E1/2 SE1/4 of Section 2, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin from which the East quarter corner of Section 2, a brass cap, bears North 00 degrees 32' 12" East 401.30 feet and North 89 degrees 07' 05" East 1307.05 feet, thence North 88 degrees 27' 27" East 345 feet thence South 00 degrees 32' 12" West to the North and West boundary of the Sprague River; thence along said boundary in a Westerly direction to a point which bears South 00 degrees 32' 12" West from the point of beginning; thence North 00 degrees 32' 12" East to the point of beginning.

This description is based on Survey No. 1983 as filed in the office of the County Surveyor of Klamath County, Oregon.

PARCEL 2:

A tract of land situated in the E1/2 SE1/4 of Section 2, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin from which the East quarter corner of Section 2, a brass cap, bears North 00 degrees 32' 12" East 401.30 feet and North 89 degrees 07' 05" East 1307.05 feet, thence North 88 degrees 27' 27" East 345 feet; thence South 00 degrees 32' 12" West to the North and West boundary of the Sprague River, thence along said boundary in a Westerly direction to a point which bears South 00 degrees 32' 12" West from the point of beginning, thence North 00 degrees 32' 12" East to the point of beginning.

This description is based on Survey No. 1983 as filed in the office of the County Surveyor of Klamath County, Oregon.