



After recording return to:
Christopher Scott Knowlton and
Mariah Rose Knowlton
144 Del Fatti Lane
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Christopher Scott Knowlton and
Mariah Rose Knowlton
144 Del Fatti Lane
Klamath Falls, OR 97603

File No.: 7161-4228968 (SA)
Date: December 23, 2024

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Justin Grant and Morgan Grant, who acquired title as Morgan Barnes, as tenants by the entirety, Grantor, conveys and warrants to **Christopher Knowlton and Mariah Knowlton, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$404,000.00**. (Here comply with requirements of ORS 93.030)

APN: 586020

Statutory Warranty Deed
- continued

File No.: 7161-4228968 (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 19th day of Feb., 2025


Justin Grant

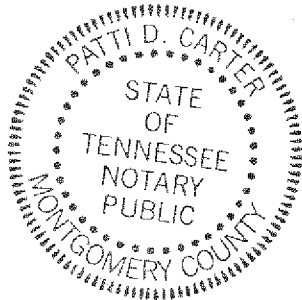
Morgan Grant
Morgan Grant

STATE OF ~~Oregon~~ Tennessee)
County of Montgomery) ss.

This instrument was acknowledged before me on this 19th day of Feb., 2025
by Justin Grant and Morgan Grant.

Rollin Carter

Notary Public for ~~Oregon~~ Tennessee
My commission expires: 08-13-2025



APN: 586020

Statutory Warranty Deed
- continued

File No.: 7161-4228968 (SA)

EXHIBIT A

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

A parcel of land situated in the Northeast 1/4 of the Northwest 1/4 of Section 31, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the center line of an existing County Road from which the Section corner common to Sections 25, 30, 31, and 36, Township 39 South, Range 9 East of the Willamette Meridian bears South 89°42'30" West a distance of 2,086.4 feet, thence South 0°17'30" East a distance of 30.0 feet to a point on the Southerly right of way line of said County Road being the true Point of Beginning of this description, thence South 0°17'30" East a distance of 871.2 feet, thence South 89°42'30" West a distance of 250.0 feet, thence North 0°17'30" West a distance of 871.2 feet, thence North 89°42'30" East a distance of 250.0 feet to the true Point of Beginning.

Note: This legal description was created prior to January 1, 2008.