



2025-001304
Klamath County, Oregon
02/24/2025 03:08:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Kendra Wyatt

10852 HWY 66

Klamath Falls OR 97601

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

Kendra Wyatt

same as above

File No: 665425AM

STATUTORY WARRANTY DEED

Ethann Jiggs Keffer and Brooke Lee Keffer, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Kendra Wyatt,

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:

Parcel 1:

A tract of land situated in the SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South line of the SE1/4 of said Section 28 located Easterly 1055.04 feet from the South one-fourth corner of said Section 28; thence Easterly along the South line of the SE1/4 of said Section 28, 419.52 feet to an iron pin; thence North 22°53' West 240.96 feet to a pipe; thence North 87°12' West 189.5 feet to a pipe; thence Westerly along the centerline of an existing irrigation ditch to its intersection with the Westerly line of the tract of land described in Deed Volume 158, page 16, Deed Records of Klamath County, Oregon; thence South 27°32' East along said Westerly line to the point of beginning.

Parcel 2

A portion of the SE1/4 of Section 28, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

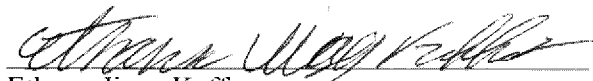
Beginning at point from which the one quarter section corner common to Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, bears West 1474.56 feet; thence North 22°53' West 538.96 feet to the true point of beginning of this description, said point being the most Northeasterly corner of the aforesaid tract of real property described in Volume 158, page 16, Deed Records of Klamath County, Oregon, said corner being located on the Southerly right of way boundary of the Ashland-Klamath Falls Highway; thence South 67°07' West along said right of way boundary, a distance of 170.8 feet; thence South 22°53' East parallel with the Easterly boundary of aforesaid tract of real property, a distance of 215.9 feet to a point on the Northerly bank of an existing irrigation ditch; thence South 87°12' East along said ditch bank, a distance of 189.5 feet to the Easterly boundary of aforesaid tract of real property; thence North 22°53' West along said boundary a distance of 298.0 feet, more or less, to the true point of beginning.

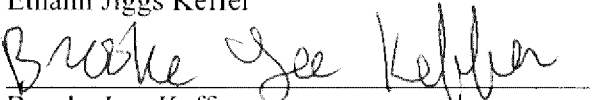
The true and actual consideration for this conveyance is \$287,500.00.

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: February 18, 2025

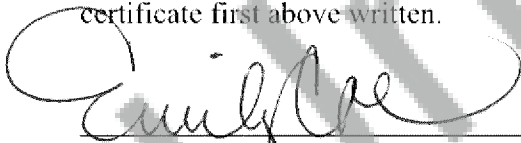

Ethann Jiggs Keffer


Brooke Lee Keffer

State of Oregon } ss
County of Klamath }

On this 19 day of February, 2025, before me, Emily Coe a Notary Public in and for said state, personally appeared Ethann Jiggs Keffer and Brooke Lee Keffer, 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

