

Returned to, Counter Jason Thompson

2025-001618

Klamath County, Oregon



00339317202500016180050056

03/06/2025 12:25:50 PM

Fee: \$102.00

THIS SPACE PROVIDED FOR RECORDER'S USE ONLY:

The Grantor

- Michael Paul Noble Jr. a single person

- Grantee

- Jason Thompson, 655 NE Burnette Rd McMinnville OR
97128

Consideration of: \$50,000

WHEN RECORDED RETURN TO:

Also Mail Tax Statement to:
Jason Thompson

655 NE Burnette road #59

McMinnville., Oregon, 97128

WARRANTY DEED

THE GRANTOR(S),

- Michael Paul Noble Jr, a single person,

for and in consideration of: \$50,000.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- Jason Thompson, 655 NE Burnette road, McMinnville., Yamhill County, Oregon, 97128,

the following described real estate, situated in the County of Klamath, State of Oregon:

Legal Description:

Michael Paul Noble Jr, Grantor convey to Jason Thompson. , Grantee The following described real property situated In the county of Klamath, State of Oregon, to-wit:
1.51 acres, Oregon pines, Block 24, lock 14, Klamath County, Oregon.

R-3511-014B0-02500-000

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: 3511-014B0-02500-000

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. 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.

Grantor Signatures:

DATED: October 19 2024

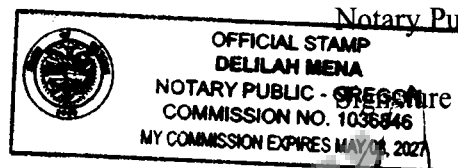
Michael Paul Noble Jr

Michael Paul Noble Jr
6126 Bly Mountain Cutoff Rd
Bonanza, Oregon, 97623

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 19 day of October,
2024 by Michael Paul Noble Jr.

Delilah Mena



Notary Public

Signature of person taking acknowledgment

[Signature]

Title (and Rank)

Member Service Representative

My commission expires May 8, 2027