



2025-002278  
Klamath County, Oregon  
03/31/2025 09:22:01 AM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Mabel A Forkner Yates and Donald A Yates

PO Box 34

Crescent Lake, OR 97733

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

Mabel A Forkner Yates and Donald A Yates

PO Box 34

Crescent Lake, OR 97733

File No. 671809AM

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## STATUTORY WARRANTY DEED

**Stephen M. Garrick,**

Grantor(s), hereby convey and warrant to

**Mabel A Forkner Yates and Donald A Yates, as Tenants by the Entirety,**

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:

**A parcel of land situate in the SE1/4 SW1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and more particularly described as follows:**

**Beginning at a point, a #5 steel rod, from which the S1/4 corner of Section 30 bears South 22° 18' 47" East 1169.1 feet; thence along a line at right angle to Main Street projected, North 50° 56' 36" West 100.0 feet to a #5 steel rod; thence along a line parallel with Main Street projected, North 39° 03' 24" East 100.0 feet to a 3/4" bolt; thence along a line at right angle to Main Street projected, South 50° 56' 36" East 100.0 feet to a 1" Steel Rod; thence along a line parallel with Main Street projected, South 39° 03' 24" West 100.0 feet to the point of beginning.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**2409-030CD-01602**

**The true and actual consideration for this conveyance is \$175,000.00.**

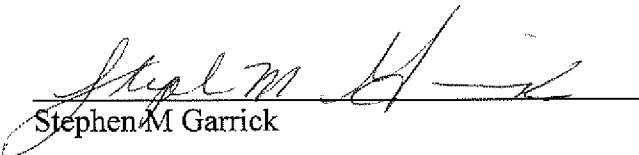
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

Real property taxes due, if any, but not yet payable

Return To:   
**AmeriTitle**

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.

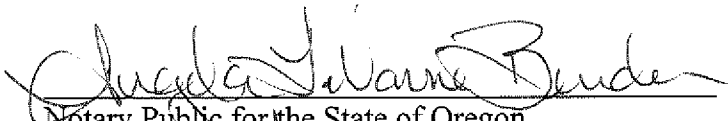
Dated: March 28, 2025

  
Stephen M Garrick

State of Oregon } ss  
County of Deschutes }

On this 28 day of March, 2025, before me Angela Lavonne Bender a  
Notary Public in and for said state, personally appeared Stephen M. Garrick, 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: LaPine Oregon  
Commission Expires: July 28, 2025

