

Return To:

2025-002543
Klamath County, Oregon
04/09/2025 08:41:01 AM
Fee: \$92.00



After Recording Return to:
Dwight Klein and Melissa Klein
3395 NW Elm Ave
Redmond OR 97756

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

File No. DE23829 *072505PM*

STATUTORY WARRANTY DEED

Amanda Colleen Thornell and Celeste Arleen Marie Van Anne,

herein called grantor, convey(s) and warrant(s) to

Dwight Klein and Melissa Klein, as tenants by the entirety

herein called grantee, all that real property situated in the County of Klamath, State of Oregon,
described as:

(253692, Map and Taxlot 3509-014A0-05300)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$28,000.00**.

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, AND 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.

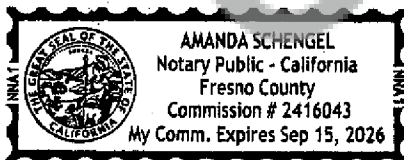
Dated: 4/7/25


Amanda Colleen Thornell


Celeste Arleen Marie Van Anne

STATE OF California, County of Fresno) ss.

On April 7th, 2025, personally appeared the above named **Amanda Colleen Thornell** and **Celeste Arleen Marie Van Anne** and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: Amanda Schengel, Notary Public
Notary Public for California
My commission expires: September 15, 2026

Exhibit A

Lot 2, Block 3, Lone Pine on the Sprague, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

TOGETHER WITH an undivided 1/80 interest in and to the following, to-wit:

A tract of land situated in the SW ¼ SE ¼ of Section 11 and the NE ¼ of Section 14, all in Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the West line of the SW ¼ SE ¼ of said Section 11, said point being North 0°07'13" West, a distance of 71.79 feet from the South one-fourth corner of said Section 11, thence South 62°56'13" East 572.55 feet; thence on the arc of a 130-foot radius curve to the right 24.17 feet; thence South 52°17'05" East 440.74 feet; thence on the arc of a 130-foot radius curve to the right 33.42 feet; thence South 37°33'14" East 141.09 feet; thence on the arc of a 130-foot radius curve to the right 71.41 feet; thence South 06°04'53" East 158.13 feet; thence on the arc of a 70-foot radius curve to the left 78.84 feet; thence South 71°26'17" East 279.26 feet; thence South 72°06'37" East 210.79 feet; thence on the arc of a 130-foot radius curve to the right 129.94 feet; thence South 14°47'22" East 269.56 feet; thence South 30° East to the intersection with the thread or centerline of Sprague River; thence Northwesterly along the thread of the Sprague River to its intersection with the West line of the SW ¼ SE ¼ of said Section 11; thence South 0°07'113" East along said West line to the point of beginning.