



2025-002886
Klamath County, Oregon
04/18/2025 01:27:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Trever Alexander

3838 Crest St

Klamath Falls, OR 97603

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

Trever Alexander

3838 Crest St

Klamath Falls, OR 97603

File No. 669029AM

STATUTORY WARRANTY DEED

Donald A. Rider,

Grantor(s), hereby convey and warrant to

Trever Alexander,

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:

Beginning at a point which is the NW corner of the SW 1/4 of the NE 1/4 (SW 1/4 of NE 1/4) of Section Seven (7) in Township thirty-eight (38), South of Range Nine (9), East of the Willamette Meridian; thence, East along the North side of said SW 1/4 of the NE 1/4 (SW 1/4 of NE 1/4), four hundred forty-seven and five tenth (447.5) feet; thence South three hundred sixty-two (362) feet to the middle of the County Road; thence North seventy-two (72) degrees twenty-four (24) minutes West, four hundred sixty-nine and three tenth (469.3) feet along said County Road to the West side of said SW 1/4 of the NE 1/4 (SW 1/4 of NE 1/4); thence, North along said line two hundred twenty (220) feet to the place of beginning, containing (3) acres, more or less, and being the same land as described in deeds as recorded in Book 64 at pages 326-7 and in Book 162 at page 563 in Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$240,000.00.

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:

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: April 16, 2025

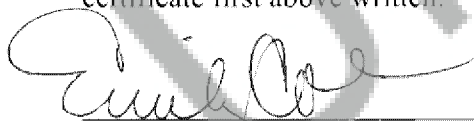


Donald A. Rider

State of Oregon } ss
County of Klamath }

On this 17th day of April, 2025, before me, Emily Jean Coe a Notary Public in and for said state, personally appeared Donald A. Rider, 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

