



2025-003138
Klamath County, Oregon
04/29/2025 08:26:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Tyler James West and Jessica West
2636 Old Midland Rd
Klamath Falls, OR 97603

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

Tyler James West and Jessica West
2636 Old Midland Rd
Klamath Falls, OR 97603
File No. 635869AM

STATUTORY WARRANTY DEED

William Shannon Hamilton,

Grantor(s), hereby convey and warrant to

Tyler James West and Jessica West, 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 NW1/4 of Section 3, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

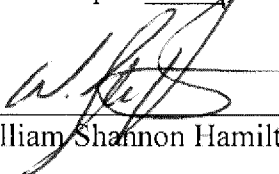
Commencing at the Northwest corner of Section 3, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 54' 58" East along the North line of said Section 3, 110.06 feet; thence leaving said Section line South 26° 48' 02" East 33.59 feet to the point of beginning for this description, said point also being the intersection of the Southerly right of way line of the Old Midland Road with the Easterly right of way of K.I.D. C-4 Lateral; thence continuing South 26° 48' 02" East along the Easterly right of way line of said canal, 308.56 feet to the point of beginning of a curve to the left; thence along the arc of a 99.56 foot radius curve to the left a distance of 81.38 feet (Long chord South 50° 13' 02" East, 79.13 feet); thence continuing along said canal right of way line South 73° 38' 02" East, 18.14 feet; thence leaving said canal right of way line North 00° 05' 02" West, 331.48 feet to a point on the Southerly right of way line of said Old Midland Road; thence along said right of way line South 89° 54' 58" West 216.86 feet to the point of beginning.

The true and actual consideration for this conveyance is \$160,500.00.

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: April 24, 2025



William Shannon Hamilton

State of Oregon } ss
County of Klamath }

On this 24th day of April, 2025, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared William Shannon Hamilton, 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 County
Commission Expires: 9/19/2026

