



2025-003141
Klamath County, Oregon
04/29/2025 08:33:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

William Shannon Hamilton

24305 Hwy 97 N.

Chiloquin, OR 97624

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

William Shannon Hamilton

24305 Hwy 97 N.

Chiloquin, OR 97624

File No. 676347AM

STATUTORY WARRANTY DEED

Tyler West and Jessica West, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

William Shannon Hamilton,

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:

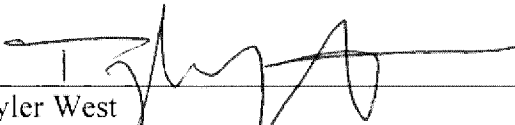
See Attached Exhibit 'A'

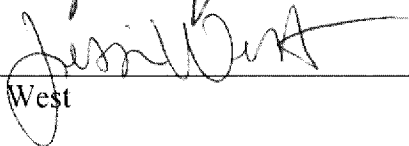
The true and actual consideration for this conveyance is \$200,000.00.

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 25, 2025


Tyler West


Jessica West

State of Oregon } ss
County of Klamath }



On this 25 day of April, 2025, before me, ~~Jenny Brazil~~, a Notary Public in and for said state, personally appeared Tyler West and Jessica West, 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~~ 10-30-2027

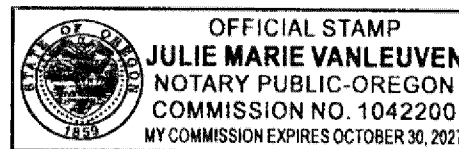


EXHIBIT 'A'

PARCEL 1:

That portion of the following described parcel lying in Government Lot 2 of Section 15, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon:

Beginning at a 1" iron pin set on the South Bank of Lost River, said point being South 89 degrees 30' West a distance of 1054.0 feet from the Section corner common to Sections 14, 15, 22 and 23, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, said distance being measured along the East-West Section line between Sections 15 and 22; thence North 89° 30' East a distance of 366.0 feet to the North right of way of the Klamath Irrigation District Canal, said point being monumented by a 5/8" iron pin; thence following the right of way of said canal, North 54° 45' East a distance of 200.00 feet; thence North 62° 33' East a distance of 452.0 feet; thence North 44° 11' East a distance of 400.0 feet; thence North 55° 25' East a distance of 215.0 feet to a point on the North bank of said Canal and the South boundary of the County Road; thence North 52° 05' West a distance of 93.0 feet to the South Bank of Lost River, said point being monumented by a 5/8" iron pin; thence following the South Bank of Lost River downstream to the point of beginning.

EXCEPTING THEREFROM any portion thereof lying within Government Lot 7 of Section 14, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

That portion of Government Lot 9, lying North and West of Crystal Springs Road in Section 22, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.