

2025-003539

Klamath County, Oregon



00341719202500035390050052

05/12/2025 11:44:47 AM

Fee: \$102.00

Recording Office

RECORDING COVER SHEET (Please print or type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, and does NOT affect the instrument. ORS 205.234

After recording return to: ORS 205.234(1)(c)

Thomas A. Parcer

43419 HWY 140E

Beatty, OR, 97621

1. Title(s) of the transaction(s)

ORS 205.234(1)(a)

Statutory Warranty Deed

2. Direct party(ies) / grantor(s)

Name(s)

ORS 205.234(1)(b)

Kevin R Holben

3. Indirect party(ies) / grantee(s)

Name(s)

ORS 205.234(1)(b)

Thomas A. Parcer

4. True and actual consideration:

ORS 205.234(1) Amount in dollars or other

\$ 14,000.00

Other:

5. Send tax statements to:

ORS 205.234(1)(e)

Thomas A. Parcer

43419 HWY 140E

Beatty, OR, 97621

6. Satisfaction of lien, order, or warrant:

ORS 205.234(1)(f)



FULL



PARTIAL

7. The amount of the monetary obligation imposed by the lien, order, or warrant:

ORS 205.234(1)(f)

\$

8. Previously recorded document reference: 2025-002324**9. If this instrument is being re-recorded complete the following statement:**

ORS 205.244(2)

"Rerecorded at the request of Assessment-Deed Specialist

to correct Legal Description - See Exhibit B

previously recorded in book _____ and page _____, or as fee number _____."

2025-002324

Klamath County, Oregon



00340261202500023240030031

04/01/2025 08:37:33 AM

Fee: \$92.00

RECORDING REQUESTED BY:

Kevin R. Holben
1735 Palomino Ct
Healdsburg, CA, 95448

WHEN RECORDED MAIL TO:

Thomas Parcer
43419 Hwy 140 E
Beatty, OR, 97621

AND MAIL TAX STATEMENTS TO:

Thomas Parcer
43419 Hwy 140 E
Beatty, OR, 97621

SPACE RESERVED FOR DEED RECORDS USE

STATUTORY WARRANTY DEED

(ORS 93.850)

Kevin R. Holben, with an address of 1735 Palomino Ct, Healdsburg, CA, 95448, USA ("Grantor"), conveys and warrants to Thomas A. Parcer, whose address is 4841 Cattle Dr, Manhattan, Kansas, 66502 ("Grantee"), the following described real property free of encumbrances, except as specifically set forth herein:

Land in Klamath County, Oregon, described more particularly in Exhibit A, attached hereto.

SUBJECT TO: None

The true consideration for this conveyance is \$14,000.00.

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, 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 this 18 day of MARCH, 2025

Grantor

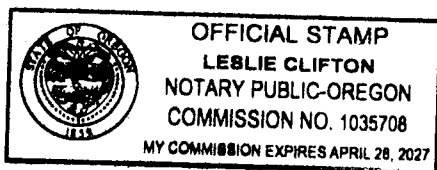
By: Kevin R. Houben KH

STATE OF OREGON

COUNTY OF KLAMATH

} ss.

The foregoing instrument was acknowledged before me on this 18 day of MARCH, 2025 by KEVIN R. HOUBEN, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



Leslie Clifton
Printed Name: Leslie Clifton

Notary Public in and for the State of Oregon

Exhibit A

Lot 30, Section 14, Township 36 South of Range 12 East of the Willamette Meridian, Klamath Co, OR

Commonly known as: 43419 Hwy 140 E, Beatty, OR, 97621

MAP 3612-014C0-008000-000

Exhibit B
Corrected Legal Description

Beginning at a point 657 feet North of the South-East corner of Lot 30, Section 14, Township 36 South of Range 12 East of Willamette Meridian, Klamath County, Oregon, and running thence North 470 feet, thence West 470 feet, thence South 470 feet: thence East 470 feet to the place of beginning, and being a portion of Lot 37 in said Section 14.