



THIS SPACE RESERVED FOR RECORDER'S USE

2025-004419

Klamath County, Oregon

06/10/2025 12:05:02 PM

Fee: \$87.00

After recording return to:

Jennifer L. Marshall and Gerry C. Marshall

11832 Hwy 66

Klamath Falls, OR 97601

Until a change is requested all tax statements shall be

sent to the following address:

Jennifer L. Marshall and Gerry C. Marshall

11832 Hwy 66

Klamath Falls, OR 97601

File No. 1000621

STATUTORY WARRANTY DEED

Harold Boggs and Patricia Boggs, as Tenants by the Entirety , Grantor(s), hereby convey and warrant to

Jennifer L. Marshall and Gerry C. Marshall 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:

All that property situated in the County of Klamath, State of Oregon, more particularly described as follows:

Being a portion of the NW1/4 NW1/4 of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the Northwest corner of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, thence South 0°07'06" East along the West boundary of said Section 6, 256.25 feet to the Southerly boundary line of Ashland-Klamath Falls Highway No. 66; thence Easterly along said Southerly line 77 feet to the true point of beginning; thence continuing along said Southerly Highway boundary line to the most Northern corner of that parcel of land described in Deed to Keno High School District recorded November 30, 1928 in Volume 82, page 616, Deed records of Klamath County, Oregon; thence South 33° West along the Northwesterly line thereof, 264 feet to the most Western corner of said parcel; thence North 57° West along the direct extension of the Southerly line of said parcel, to the most Southern corner of that parcel of land described in Deed to Vernon F. Miller, et us, recorded June 29, 1977 in Volume M77, page 11451, Microfilm Records of Klamath County, Oregon; thence North 10°36'54" East, 136.31 feet to the true point of beginning.

The true and actual consideration for this conveyance is \$340,000.00.

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:

Real property taxes due, if any, but not yet payable

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: 6/10/25

Harold Boggs by Patricia Boggs as his attorney in fact
Harold Boggs by Patricia Boggs as his Attorney In Fact

Patricia Boggs
Patricia Boggs

State of Oregon} ss.
County of Klamath}

On this 10th day of June, 2025, before me, Zoey Ayala, a Notary Public in and for said state, personally appeared Patricia Boggs known or identified to me to be the person whose name is subscribed to the within instrument as Attorney-in-fact of Harold Boggs, and subscribed the name of Harold Boggs as principal and her own name as Attorney-in-fact and Individually. IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

Zoey Ayala
Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: May 19, 2029

