

2025-004537

Klamath County, Oregon

06/13/2025 09:47:02 AM

Fee: \$92.00



After recording return to:
Dalton Gray and Isabelle R. Gray
5680 Bartlett Avenue
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Dalton Gray and Isabelle R. Gray
5680 Bartlett Avenue
Klamath Falls, OR 97603

File No.: 7161-4264601 (SA)

Date: April 25, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Brandon Alan Dougherty, Grantor, conveys and warrants to **Dalton Gray and Isabelle R. Gray as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$299,000.00**. (Here comply with requirements of ORS 93.030)

APN: 569352

Statutory Warranty Deed
- continued

File No.: 7161-4264601 (SA)

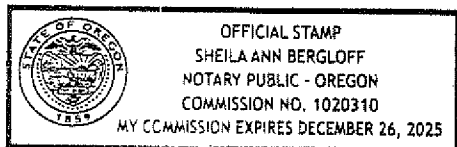
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 10th day of June, 2025.

Brandon Alan Dougherty
Brandon Alan Dougherty

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 10th day of June, 2025
by **Brandon Alan Dougherty**.



Sheila Ann Bergloff
Notary Public for Oregon
My commission expires: 12/26/2025

APN: **569352**

Statutory Warranty Deed
- continued

File No.: **7161-4264601 (SA)**

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

LOT 14, BLOCK 2, TRACT NO. 1088, FERNDALE, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

TOGETHER WITH THAT PORTION OF VACATED REDFERN LANE BY ORDINANCE NO. 6561, RECORDED JANUARY 16, 1989 IN VOLUME M89 PAGE 820, RECORDS OF KLAMATH COUNTY, OREGON, WHICH INURES TO.