



After recording return to:  
Brandon Alan Dougherty and Sarah  
Kimberly Dougherty  
8722 Arant Road  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Brandon Alan Dougherty and Sarah  
Kimberly Dougherty  
8722 Arant Road  
Klamath Falls, OR 97603

File No.: 7161-4263324 (SA)

Date: April 22, 2025

THIS SPACE RESERVED FOR

2025-004539

Klamath County, Oregon

06/13/2025 09:52:02 AM

Fee: \$87.00

### STATUTORY WARRANTY DEED

**Andrew Casebier and Raynie Casebier, as tenants by the entirety**, Grantor, conveys and warrants to **Brandon Alan Dougherty and Sarah Kimberly Dougherty as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

**Parcel 2 of LAND PARTITION 18-96 which is located in the NE1/4 NE1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.**

**Together with the access easement as delineated on the recorded partition plat.**

**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 **\$609,000.00**. (Here comply with requirements of ORS 93.030)

APN: **881004**

Statutory Warranty Deed  
- continued

File No.: **7161-4263324 (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.

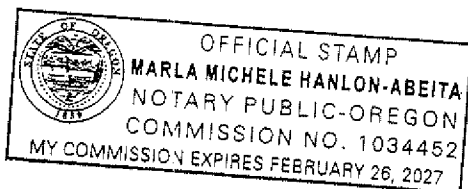
Dated this 7 day of June, 2025.

Andrew Casebier  
Andrew Casebier

Raynie Casebier  
Raynie Casebier

STATE OF Oregon )  
County of Klamath ) ss.

This instrument was acknowledged before me on this 7 day of June, 2025  
by **Andrew Casebier and Raynie Casebier.**



Marla  
Notary Public for Oregon  
My commission expires: 2/26/2027