



THIS SPACE RESERVED FOR RECORDER'S USE

2025-004590

Klamath County, Oregon

06/16/2025 08:40:02 AM

Fee: \$87.00

After recording return to:

Jeremiah Geaney and Timothy Clinton

8847 Yonna Dr.

Bonanza, OR 97623

Until a change is requested all tax statements
shall be

sent to the following address:

Jeremiah Geaney and Timothy Clinton

8847 Yonna Dr.

Bonanza, OR 97623

File No. 1002486

STATUTORY WARRANTY DEED

Samuel Berry, Grantor(s), hereby convey and warrant to

Jeremiah Geaney and Timothy Clinton, as tenants in common, each to undivided 50% interest,

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:

NE 1/4 of the NE 1/4 of Section 17, Township 37 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.

Excepting therefrom any portion lying within the limits of the Klamath Falls-Lakeview Hwy described in Deed Volume 85, Page 511.

Also Excepting therefrom any portion lying within the Old Railroad Grade described in Deed Volume 87, at Page 514.

The true and actual consideration for this conveyance is \$30,000.00.

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: June 13th, 2025

Samuel Berry

Samuel Berry

State of Nevada } ss
County of Clark }

On this 13th day of June, 2025, before me, Carlos Pittman, a Notary Public in and for said state, personally appeared Samuel Berry, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged that he/she/they executed the same.

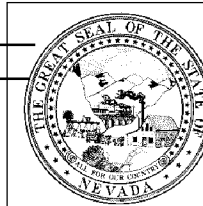
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Carlos Pittman

Notary Public for the State of Nevada

Residing at: Clark County, Nevada

Commission Expires: 03/07/2029



Carlos Pittman

NOTARY PUBLIC
STATE OF NEVADA

Appt. No. 21-5441-01

Expires March 7, 2029

Notarized remotely using audio-video communication technology via Proof.