



THIS SPACE RESERVED FOR RECORDER'S USE

2025-004593

Klamath County, Oregon

06/16/2025 09:24:01 AM

Fee: \$92.00

After recording return to:

Ray Ivie and Neva Ivie

4909 Uhrmann Rd.

Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be

sent to the following address:

Ray Ivie and Neva Ivie

4909 Uhrmann Rd.

Klamath Falls, OR 97601

File No. 1002814

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### STATUTORY WARRANTY DEED

**Craig V. Hansen**, Grantor(s), hereby convey and warrant to

**Ray Ivie and Neva Ivie, 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:

**See Attached Exhibit 'A'**

**The true and actual consideration for this conveyance is \$260,000.00.**

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 12, 2025

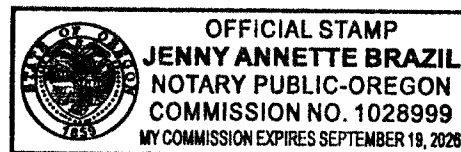
Craig V. Hansen  
Craig V. Hansen

State of Oregon } ss  
County of Klamath }

On this 12<sup>th</sup> day of June, 2025, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Craig V. Hansen, 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.

Jenny Brazil  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 9/19/2026



**EXHIBIT 'A'**

A tract of land being the S1/2 of Parcel C as shown on Survey No. 3376, as recorded in the office of the Klamath County Surveyor, said tract situated in the S1/2 SE1/4 of Section 7, and the N1/2 NE1/4 of Section 18, all in Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Westerly right of way line of Uhrman Road, said point being North 89°43'12" West 365.16 feet and North 31°46'03" West 233.14 feet from the corner common to Sections 7, 8, 17 and 18 of said Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence West 689.18 feet; thence South 21°29'00" East 657.17 feet; thence South 89°11'24" East 834.56 feet to a 5/8 inch iron pin on the Westerly right of way line of said Uhrman Road; thence North 31°46'03" West along said Westerly right of way line, 500.00 feet; thence North 89°43'12" West 364.53 feet; thence North 31°46'03" West 141.24 feet; thence South 89°43'12" East 364.53 feet to a 5/8 inch iron pin on the said Westerly right of way line; thence North 31°46'03" West 91.90 feet to the point of beginning, with bearings based on said Survey No. 3376.