

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:



2025-004779

Klamath County, Oregon

06/20/2025 09:15:01 AM

Fee: \$97.00

Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.

Reference: 636353AM

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: Elijah Hightower and Youko Hightower

Address: PO Box 11

City, ST Zip: Beatty, OR 97621

This document is being re-recorded at the request of AmeriTitle to correct the legal description of on document previously recorded as 2024-005488.

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: “Transaction” means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Statutory Warranty Deed

3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b) for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Allen C. Duckworth, Sr., and Allen C. Duckworth, Jr.
PO Box 84
Beatty, OR 97621

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b) for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Elijah Hightower and Youko Hightower
PO Box 11
Beatty, OR 97621

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: NO CHANGE

Address:

City, ST Zip:

6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$ 280,000.00

7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)

Tax Acct. No.: N/A

UPDATED LEGAL DESCRIPTION:

Parcel A:

Initial

Parcel 2, Land Partition 14-15 situated in SW1/4 of Section 1, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon recorded February 1, 2016 in Instrument 2016-000964, Records of Klamath County, Oregon.

Initial

YH

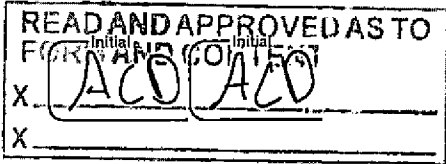
Parcel B:

Parcel 3, Land Partition 14-15 situated in SW1/4 of Section 1, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon recorded February 1, 2016 in Instrument 2016-000964, Records of Klamath County, Oregon.

RECORDING COVER SHEET

ORS 205.234

This cover sheet has been prepared by:



Any error in this cover sheet DOES NOT affect the transaction(s) contained in the instrument itself.
Reference: 636353AM

Please print or type information.

1. AFTER RECORDING RETURN TO –

Required by ORS 205.180(4) & 205.238:

Name: Elijah Hightower and Youko Hightower

Address: PO Box 11

City, ST Zip: Beatty, OR 97621

This document is being re-recorded at the request of AmeriTitle to correct the legal description of on document previously recorded as 2024-005488.

2. TITLE(S) OF THE TRANSACTION(S) – Required by ORS 205.234(1)(a)

Note: "Transaction" means any action required or permitted by law to be recorded, including, but not limited to, any transfer, encumbrance or release affecting title to or an interest in real property. Enter descriptive title for the instrument:

Document Title(s): Statutory Warranty Deed

3. DIRECT PARTY / GRANTOR Names and Addresses – Required by ORS 205.234(1)(b) for Conveyances list Seller; for Mortgages/Liens list Borrower/Debtor

Grantor Name: Allen C. Duckworth, Sr., and Allen C. Duckworth, Jr.
PO Box 84
Beatty, OR 97621

4. INDIRECT PARTY / GRANTEE Names and Addresses – Required by ORS 205.234(1)(b) for Conveyances list Buyer; for Mortgages/Liens list Beneficiary/Lender/Creditor

Grantee Name: Elijah Hightower and Youko Hightower
PO Box 11
Beatty, OR 97621

5. For an instrument conveying or contracting to convey fee title, the information required by ORS 93.260:

UNTIL A CHANGE IS REQUESTED, ALL TAX STATEMENTS SHALL BE SENT TO THE FOLLOWING ADDRESS:

Name: NO CHANGE

Address:

City, ST Zip:

6. TRUE AND ACTUAL CONSIDERATION – Required by ORS 93.030 for an instrument conveying or contracting to convey fee title or any memorandum of such instrument:

\$ 280,000.00

7. TAX ACCOUNT NUMBER OF THE PROPERTY if the instrument creates a lien or other interest that could be subject to tax foreclosure. – Required by ORS 312.125(4)(b)(B)

Tax Acct. No.: N/A

UPDATED LEGAL DESCRIPTION:

Parcel A:

Parcel 2, Land Partition 14-15 situated in SW1/4 of Section 1, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon recorded February 1, 2016 in Instrument 2016-000964, Records of Klamath County, Oregon.

Parcel B:

Parcel 3, Land Partition 14-15 situated in SW1/4 of Section 1, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon recorded February 1, 2016 in Instrument 2016-000964, Records of Klamath County, Oregon.



THIS SPACE RESERVED FOR

2024-005488
Klamath County, Oregon
06/28/2024 12:02:02 PM
Fee: \$87.00

After recording return to:

Elijah Hightower and Youko Hightower

PO Box 11

Beatty, OR 97621

Until a change is requested all tax statements shall be sent to the following address:

Elijah Hightower and Youko Hightower

PO Box 11

Beatty, OR 97621

File No. 636353AM


STATUTORY WARRANTY DEED

Allen C. Duckworth, Sr., and Allen C. Duckworth, Jr., not as Tenants in Common, but with right of survivorship,

Grantor(s), hereby convey and warrant to

Elijah Hightower and Youko Hightower, 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:

 **Parcel 2, Land Partition 14-15 situated in SW1/4 of Section 1, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon recorded February 1, 2016 in Instrument 2016-000964, Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$280,000.00.

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:

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 24th day of June, 2024.

Allen C. Duckworth Sr.
Allen C. Duckworth Sr.

Allen C. Duckworth Jr.
Allen C. Duckworth Jr.

State of Oregon } ss
County of Klamath }

On this 24th day of June, 2024, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Allen C. Duckworth, Sr. and Allen C. Duckworth, Jr., known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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

