



THIS SPACE RESERVED FOR RECORDER'S USE

2025-004784

Klamath County, Oregon

06/20/2025 09:31:01 AM

Fee: \$92.00

After recording return to:

Emily McNally

304 Michigan Ave

Klamath Falls, OR 97601

Until a change is requested all tax statements
shall be

sent to the following address:

Emily McNally

304 Michigan Ave

Klamath Falls, OR 97601

File No. 1000581

STATUTORY WARRANTY DEED

Kyle J. Dean and Brittany M. Dean, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Emily McNally ,

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:

Beginning at the Southerly line of the Klamath Falls-Ashland Highway at a point which is South 135 feet from the quarter corner common to Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence South 61°56' West 374 feet along the Southerly line of said Highway to a stake; thence South 1514.3 feet to a stake on the Northerly right of way line of the Weyerhaeuser Logging Railroad; thence North 54°12' East 406.85 feet along said right of way line to an iron pin on the East line of said East half of Northwest quarter; thence North 1451.7 feet along said East line to the point of beginning, being in the East half of the Northwest quarter of Section 33, Township 39 South, Range 8 East of the Willamette Meridian.

SAVE AND EXCEPTING the following described tract: Beginning on the Southerly line of the Klamath Falls-Ashland Highway at a point which is South 135 feet from the quarter corner common to Sections 28 and 33 Township 39 South, Range 8 East of the Willamette Meridian; thence South 61°56' West 219 feet along the Southerly line of said Highway to the TRUE POINT OF BEGINNING; thence continuing South 61°56' West along the Southerly line of said Highway a distance of 155 feet; thence South 1514.30 feet to a stake on the Northerly right of way line of the Weyerhaeuser Logging Road; thence North 54°12' East 173.85 feet along said right of way line to a point; thence North 0°01' West 1485.53 feet to the TRUE POINT OF BEGINNING, and being on the E1/2 of the NW1/4 of Section 33, Township 39 South, Range 8 East of the Willamette Meridian.

The true and actual consideration for this conveyance is \$444,000.00.

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: 06/19/2025

Kyle J. Dean

Kyle J. Dean

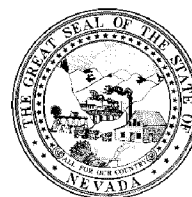
State of Nevada } ss
County of Clark }

On this 19th day of June, 2025, before me, LAZARO OSVALDO LEON CERVINO, a Notary Public in and for said state, personally appeared Kyle J. Dean, 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.

Lazaro O. Leon Cervino

Notary Public for the State of Nevada
Residing at: Clark
Commission Expires: 05/10/2029



LAZARO OSVALDO LEON
CERVINO
NOTARY PUBLIC
STATE OF NEVADA
Appt. No. 21-4351-01
Expires May 10, 2029

Notarized remotely using audio-video communication technology via Proof.

Brittany M. Dean

Brittany M. Dean

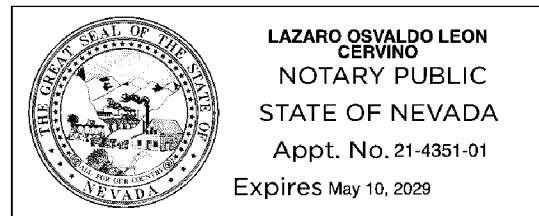
State of Nevada } ss
County of Clark }

On this 19th day of June, 2025, before me, LAZARO OSVALDO LEON CERVINO, a Notary Public in and for said state, personally appeared Brittany M. Dean, 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.

Lazaro

Notary Public for the State of Nevada
Residing at: Clark
Commission Expires: 05/10/2029



Notarized remotely using audio-video communication technology via Proof.