

2025-004850

Klamath County, Oregon

06/23/2025 02:16:01 PM

Fee: \$102.00

File Number EPA 00149

Please return after recording to:
Bettters Settlement Services LLC
6275 West Plano Parkway, Ste. 500
Plano, TX 75093214-851-2174

Parcel #3909-011BC-01500-000

Mail tax statement to:
Horning Family Trust
311 Colorado Lane Fallon, Nevada 89406

General Warranty Deed

Executed on 6/11, 2025.

Jay Horning, joined in execution by spouse, Samantha Horning, whose address is 311 Colorado Lane, Fallon, Nevada 89406 (Grantor) conveys and warrants to Jay Ross Horning and Samantha Ann Horning, Trustees of the Horning Family Trust, dated June 11, 2025, and any amendments thereto, with an address at 311 Colorado Lane, Fallon, Nevada 89406 (Grantee) the following described property:

The real property more fully described in Exhibit "A," attached hereto and incorporated herein for all purposes.

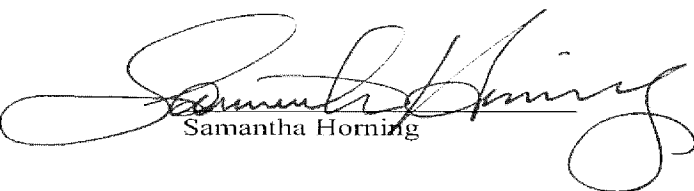
Being the same property conveyed to Grantor by instrument recorded on 11/12/2002 at Vol M02, Pg 65410-11 in the records of Klamath County, Oregon.

The true consideration for this conveyance is \$10.00.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSONS RIGHTS, IF ANY, UNDER ORS 195.300 AND 195. 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, 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 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.

[Signature Follows]

GRANTOR:



Samantha Horning

ACKNOWLEDGMENT

STATE OF Nevada)
COUNTY OF Washoe)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Samantha Horning and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 11th day of June, 2025.


Notary Public

My Commission Expires: 9/6/26



GRANTOR:

Jay Horning
Jay Horning

ACKNOWLEDGMENT

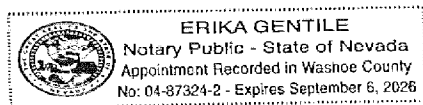
STATE OF Nevada)
)
COUNTY OF Washoe)

ACKNOWLEDGED AND EXECUTED BEFORE ME, the undersigned authority, personally appeared Jay Horning and is the person who executed the foregoing instrument.

In Witness Whereof, I have hereunto set my hand and affixed my official seal this 11th day of June, 2025.

Erika Gentile
Notary Public

My Commission Expires: 9/6/26



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Exhibit “A”

A tract of land situated in the NW1/4 NW1/4 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows: Beginning at an iron pin on the intersection of the East boundary of Summers Lane and the centerline of Denver Avenue, said point being South 0 degrees 13 1/2' East a distance of 1,661.9 feet and South 89 degrees 58' East a distance of 30.0 feet (South 0 degrees 13 1/2' East a distance of 1,662.5 feet and North 89 degrees 44 1/2' East a distance of 30.0 feet by recorded legal description) from the Northwest corner of said Section 11; thence North 0 degrees 13 1/2' West along the East boundary of Summers Lane a distance of 131.25 feet to an iron pin; thence South 89 degrees 55 1/2' East (North 89 degrees 47' East by recorded legal description) parallel with the North boundary of the N1/2 SW1/4 NW1/4 of said Section 11 a distance of 190.5 feet, more or less, to the centerline of K.I.D. Drain Ditch 1-C-9-A; thence South 0 degrees 13 1/2' East (South 0 degrees 07' East by recorded legal description) along the centerline of said Drain Ditch and parallel with the centerline of Summers Lane a distance of 131.15 feet to the centerline of Denver Avenue; thence North 89 degrees 58' West (South 89 degrees 44 1/2' West by recorded legal description) a distance of 190.5 feet, more or less, to the point of beginning, less K.I.D. Drain Ditch right of way along the East boundary of the above described tract of land. EXCEPTING THEREFROM a strip of land 30 feet in width along the South line of said premises to be used for road purposes.

Parcel Number: 3909-011BC-01500-000

Commonly known as: 3441 Summers Lane, Klamath Falls, Oregon 97603

Subject to all valid easements, rights-of-way, reservations, covenants and restrictions of record.