

2025-005516

Klamath County, Oregon

07/03/2025 08:57:02 AM

Fee: \$92.00



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Jennifer Harrington
150130 Robert Road
La Pine, OR 97739

Until a change is requested all tax
statements shall be sent to the
following address:
Jennifer Harrington
150130 Robert Road
La Pine, OR 97739

File No.: 7061-4282654 (SJN)
Date: June 20, 2025

STATUTORY WARRANTY DEED

Nicolette Kent, Grantor, conveys and warrants to **Jennifer Harrington**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

The South Half of the Northwest Quarter of the Northwest Quarter of Section 13 Township 23 South, Range 9 East of the Willamette Meridian Klamath County Oregon, Excepting therefrom that portion conveyed to Klamath County in Volume M85 at Page 3204, Microfilm Records of Klamath County, Oregon.

NOTE: This Legal Description was created prior to January 01, 2008.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2025-2026** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$900,000.00**. (Here comply with requirements of ORS 93.030)

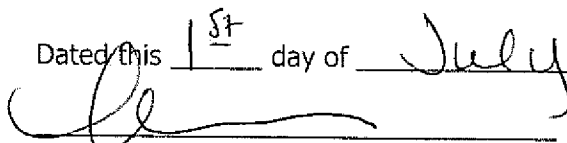
APN: **R126839**

Statutory Warranty Deed
- continued

File No.: **7061-4282654 (SJN)**

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.

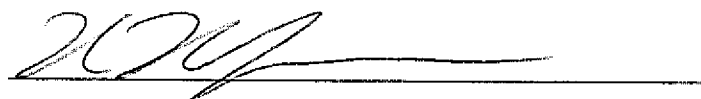
Dated this 1st day of July, 2025.


Nicolette Kent

STATE OF Oregon)
County of Deschutes)ss.
)

This instrument was acknowledged before me on this 1st day of July, 2025
by **Nicolette Kent**.




Notary Public for Oregon
My commission expires: March 30, 2027