

2025-006125

Klamath County, Oregon

07/17/2025 09:56:01 AM

Fee: \$102.00

N/A



THIS SPACE RESERVED FOR RECORD

After recording return to:
Daniel R. Horton
PO Box 682
Eagle Point, OR 97524

Until a change is requested all tax
statements shall be sent to the
following address:
Daniel R. Horton
PO Box 682
Eagle Point, OR 97524

File No.: 7161-4284661 (lb)
Date: June 26, 2025

STATUTORY WARRANTY DEED

Klamath County School District, a County School District organized and existing under the laws of the State of Oregon, its successors and assigns, Grantor, conveys and warrants to Daniel R. Horton, 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:

See Exhibit A

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 **\$350,000.00**. (Here comply with requirements of ORS 93.030)

APN: **589376**

Statutory Warranty Deed
- continued

File No.: **7161-4284661 (lb)**

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 14th day of July, 2025.

Klamath County School District, a County
School District organized and existing under
the laws of the State of Oregon, its
successors and assigns

By: *Glen Szymoniak*
Name: Glen Szymoniak
Title: Superintendent

APN: **589376**

Statutory Warranty Deed
- continued

File No.: **7161-4284661 (lb)**

STATE Washington)
OF)
County of Thurston)ss.
)

This instrument was acknowledged before me on this 14th day of July,
2025 by Glen Szymoniak as Superintendent and as of Klamath County School District, a
County School District organized and existing under the laws of the
State of Oregon, its successors and assigns, on behalf of the The School District.



Notary Public for Washington
My commission expires: 03/21/2026

DAWN HEMPHILL
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 198113
COMMISSION EXPIRES 03/21/2026

Notarized remotely online using communication technology via Proof.

Exhibit "A"

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

A tract of land situate in the SW1/4 of Section 6 and in the NW1/4 of Section 7, all in Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 5/8" iron pin marking the Northwest corner of the NE1/4NW1/4 of Section 7, Township 39 South, Range 10 East W.M., Klamath County, Oregon; thence North 00°07'00" East 259.45 feet; thence North 49°37'00" East 627.09 feet; thence South 40°23'00" East 438.68 feet; thence South 04°17'45" East, 607.16 feet; thence North 89°31'15" West 808.48 feet to a point on the West line of the NE1/4NW1/4 of said Section 7; thence North 00°07'00" East 267.10 feet to the Point of Beginning.

NOTE: This legal description was created prior to January 1, 2008.