

2025-006234

Klamath County, Oregon

07/21/2025 10:52:01 AM

Fee: \$97.00



After recording return to:
James Evans
8749 Spring Lake Road
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
James Evans
8749 Spring Lake Road
Klamath Falls, OR 97603

File No.: 7161-4286271 (SA)
Date: July 09, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Elroy E. Krueger, Trustee of the Elroy E. & Elizabeth "Betty" M. Krueger Revocable Living Trust, Grantor, conveys and warrants to **James Evans**, 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 NE 1/4 SE 1/4 of Section 27, Township 39 South, Range 9 East of the Willamette Meridian, excepting therefrom that portion conveyed to Modoc Northern Railway Company, by deed dated August 23, 1910, recorded September 19, 1910, in Volume 30, at Page 173, records of Klamath County, Oregon.

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 **\$315,000.00**. (Here comply with requirements of ORS 93.030)

APN: **584683**

Statutory Warranty Deed
- continued

File No.: **7161-4286271 (SA)**

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 10th day of July, 2025.

Wendy Bent, Successor Trustee of the Elroy
E. & Elizabeth "Betty" M. Krueger Revocable
Living Trust

Wendy Bent
Wendy Bent, Trustee

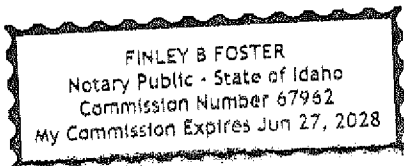
APN: 584683

Statutory Warranty Deed
- continued

File No.: 7161-4286271 (SA)

STATE OF Idaho)
County of Bonner) ss.

This instrument was acknowledged before me on this 10th day of July, 2025
by Wendy Bent as Successor Trustee of The Elroy E. & Elizabeth "Betty" McKrueger Revocable
Living Trust, on behalf of the Trust.



Finley B Foster
Notary Public for Idaho
My commission expires: 6/27/28