



THIS SPACE RESERVED FOR RECORDER'S USE

2025-006259

Klamath County, Oregon

07/21/2025 12:56:02 PM

Fee: \$92.00

After recording return to:

Brittney Rodgers and Clinton Rodgers

9542 Hill Rd.

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be

sent to the following address:

Brittney Rodgers and Clinton Rodgers

9542 Hill Rd.

Klamath Falls, OR 97603

File No. 1006037

STATUTORY WARRANTY DEED

Georgia J. Bollinger, Grantor(s), hereby convey and warrant to

Brittney Rodgers and Clinton Rodgers as Tenants by the Entirety,

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:

A parcel of land in Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the NE 1/4 NW 1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South along the West line of the NE 1/4 NW 1/4 490.0 feet; thence East parallel to the North line of the NE 1/4 NW 1/4 205.0 feet; thence North parallel to the West line of the NE 1/4 NW 1/4 490.0 feet; thence West along the North line of the NE 1/4 NW 1/4 205.0 feet to the point of beginning, LESS a 60 foot right of way for Hill Road and subject to a 30 foot road easement lying Southerly and adjacent to the Hill Road, and a 15 foot easement along the East side of the parcel described.

The true and actual consideration for this conveyance is \$406,000.00.

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: July 14, 2025

Georgia J. Bollinger
Georgia J. Bollinger

State of Oregon } ss
County of Josephine

On this 14 day of July, 2025, before me, Cynthia Lynn Krickhahn, a Notary Public in and for said state, personally appeared Georgia J. Bollinger, 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.

Cynthia Lynn Krickhahn
Notary Public for the State of Oregon
Residing at: Josephine County
Commission Expires: August 18, 2026

