



THIS SPACE RESERVED FOR RECORDER'S USE

2025-006439

Klamath County, Oregon

07/25/2025 11:24:01 AM

Fee: \$92.00

After recording return to:

Scot L. Milano

5429 Harlan Dr.

Klamath Falls, OR 97603

Until a change is requested all tax statements
shall be

sent to the following address:

Scot L. Milano

5429 Harlan Dr.

Klamath Falls, OR 97603

File No. 1008308

STATUTORY WARRANTY DEED

Michelle M. Clark and Timothy W. Clark , Grantor(s), hereby convey and warrant to

Scot L. Milano ,

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:

Beginning at a point on the Southerly line of Homedale Tract No. 24, which point lies North 66°33' West 161.8 feet from the Southeasterly corner of said tract; thence North 21°37' East 285.5 feet to the Northerly line of said tract; thence North 70°37' West 71.4 feet along said Northerly line; thence South 23°56' West 280.3 feet to the said Southerly line; thence South 66°33' East 82.7 feet, more or less to the point of beginning.

Together with the Easterly 12 feet of Tract 24, Homedale, in the County of Klamath, State of Oregon described as follows:

Beginning at a stake on the Southerly line of Homedale Tract No. 24 at a point South 66°33' East 102.5 feet from the Southwest corner of said Tract 24; thence North 26°30' East 275.9 feet to the Northwest corner of said Tract 24; thence South 70°37' East 72.1 feet to a stake on the Northerly line of Tract 24; thence South 23°56' West 280.3 feet to the Southerly line of said Tract 24; thence North 66°33' West 84.3 feet to the point of beginning.

The true and actual consideration for this conveyance is \$270,000.00.

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: 7/22/25

Michelle M. Clark

Michelle M. Clark

Timothy W. Clark

Timothy W. Clark

State of Oregon } ss

County of Klamath }

On this 22 day of July, 2025, before me, Melissa Cook, a Notary Public in and for said state, personally appeared Michelle M. Clark and Timothy W. Clark, 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.

Melissa Cook

Notary Public for the State of Oregon

Residing at: Klamath County

Commission Expires: 3/7/26

