

2025-006551

Klamath County, Oregon

07/29/2025 09:18:01 AM

Fee: \$102.00



After recording return to:
Steven A Jepsen and Theresa A
Jepsen
129 Norbeck Dr
Pierre, SD 57501

Until a change is requested all tax
statements shall be sent to the
following address:
Steven A Jepsen and Theresa A
Jepsen
129 Norbeck Dr
Pierre, SD 57501

File No.: 7161-4290673 (SA)
Date: July 16, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Alisha Deborah Stricklin and Bobbie Lee Barker, Grantor, conveys and warrants to
Steven A Jepsen and Theresa A Jepsen as tenants by the entirety, Grantee, the
following described real property free of liens and encumbrances, except as specifically set forth
herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

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 **\$100,000.00**. (Here comply with requirements of ORS 93.030)

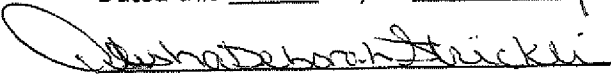
APN: 592941

Statutory Warranty Deed
- continued

File No.: 7161-4290673 (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.

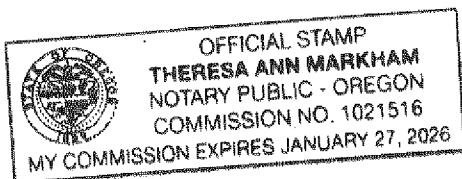
Dated this 24 day of July, 2025

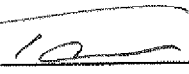

Alisha Deborah Stricklin


Bobbie Lee Barker

STATE OF Oregon)
County of Linn)ss.

This instrument was acknowledged before me on this 24 day of July, 2025
by **Alisha Deborah Stricklin**.




Notary Public for Oregon

My commission expires: 1.27.26

APN: 592941

Statutory Warranty Deed
- continued

File No.: 7161-4290673 (SA)

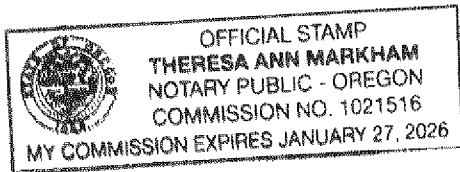
STATE OF Oregon)
County of Linn) ss.

This instrument was acknowledged before me on this 24 day of July, 2025
by **Bobby Lee Barker**.

[Signature]

Notary Public for Oregon

My commission expires: 1.27.26



APN: **592941**

Statutory Warranty Deed
- continued

File No.: **7161-4290673 (SA)**

EXHIBIT A

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

State of Oregon, described as follows, to-wit: a parcel of land in Section 9, Township 30 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Commencing at a 5/8 inch iron pin marking the Northwest corner of Lot 10 Block 1, PINE GROVE RANCHETTES, thence South 89° 58' 00" East 1884.79 feet to a inch pin which is the Point of Beginning four this description; thence continuing South 89° 58' 00" East 208.71 feet to a 1/2 inch iron pin; thence along the East line of said Section 9 South 00° 08' 00" West, 186.46 feet to a 1/2 inch iron pin; thence North 89° 52' 00" West, leaving said section line, 208.71 feet to a 1/2 inch iron pin; thence North 00° 08' 00" East, 186.10 feet to Point of Beginning.

NOTE: This legal description was created prior to January 01, 2008.