

2025-006793

Klamath County, Oregon



00345552202500067930030030

THIS SPACE PROVIDED FOR RECORDER'S USE OF

08/04/2025 02:35:43 PM

Fee: \$97.00

Returned at Counter

WHEN RECORDED RETURN TO:

PETER R. PATE AND JUDY K. PATE *and taxes*

40275 BRAYMILL DR.

CHILOQUIN, Oregon, 97624

WARRANTY DEED

THE GRANTOR(S),

- SCOTT T. FARRAR and LINDA L. FARRAR, a married couple

for and in consideration of: \$115,000.00 grants, bargains, sells, conveys and warranties to the GRANTEE(S):

- PETER R. PATE and JUDY K. PATE, 40275 BRAYMILL DR., CHILOQUIN, KLAMATH County, Oregon, 97624, *as tenants by the entirety.*

the following described real estate, situated in CHILOQUIN, in the County of KLAMATH, State of Oregon:

Legal Description:

Lot 3, Block 11, TRACT NO 1050 WINEMA PENINSULA, UNIT 3, according to the official plat thereof on file in the office in the County Clerk of Klamath County, Oregon.

Subject to existing taxes, assessments, liens, encumbrances, covenants, conditions, restrictions, rights of way and easements of record the grantor hereby covenants with the Grantee(s) that Grantor is lawfully seized in fee simple of the above granted premises and has good right to sell

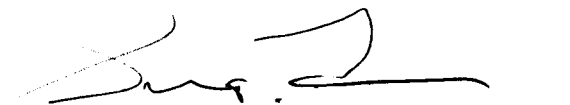
and convey the same; and that Grantor, his heirs, executors and administrators shall warrant and defend the title unto the Grantee, his heirs and assigns against all lawful claims whatsoever.

Tax Parcel Number: Lot 3, Block 11, TRACT NO 1050 WINEMA PENINSULA, UNIT 3, according the official plat thereof on file in the office in the County Clerk of Klamath County, Oregon

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. 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.

Grantor Signatures:

DATED: 7-16-2025



SCOTT T. FARRAR
2415 CALIFORNIA AVE
KLAMATH FALLS, Oregon
97601

DATED: 7/16/2025



LINDA L. FARRAR
2415 CALIFORNIA AVE
KLAMATH FALLS, Oregon
97601

STATE OF OREGON, COUNTY OF KLAMATH, ss:

This instrument was acknowledged before me on this 16 day of July,
2025 by SCOTT T. FARRAR and LINDA L. FARRAR.



[Signature]
Notary Public
Signature of person taking acknowledgment

Associate Banker
Title (and Rank)

My commission expires 18 Nov 2025