



THIS SPACE RESERVED FOR RECORDER'S USE

2025-006833

Klamath County, Oregon

08/05/2025 01:29:02 PM

Fee: \$92.00

After recording return to:

Carey Kelley and Nikki Kelley

2507 Rohlfing Cir

La Pine, OR 97739

Until a change is requested all tax statements shall be

sent to the following address:

Carey Kelley and Nikki Kelley

2507 Rohlfing Cir

La Pine, OR 97739

File No. 1004463

STATUTORY WARRANTY DEED

Erma Jean Winiarski, Grantor(s), hereby convey and warrant to

Carey Kelley and Nikki Kelley 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 tract of land lying in the NE1/4 SW1/4 and the NW1/4 SE1/4 of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Commencing at the intersection of the Southeasterly right of way line of the Dalles-California Highway and the Northeasterly right of way line of Tumbo Drive as shown on the duly recorded subdivision Jack Pine Village; thence North 59° 12' West, 300.00 feet to the Northwesterly right of way line of said highway; thence North 30° 48' East along said Northwesterly right of way line, 429.85 feet to the true point of beginning for this description; thence North 59° 12' West 170.00 feet; thence South 30° 48' West, 200.00 feet; thence North 59° 12' West 271.88 feet to the approximate centerline of an irrigation canal; thence North 34° 12' East, along said centerline, 593.04 feet; thence South 59° 12' East 406.71 feet to the said Northwesterly right of way line; thence South 30° 48' West along said Northwesterly right of way line 392.00 feet to the true point of beginning.

The true and actual consideration for this conveyance is \$425,000.00.

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

Return To: 
AmeriTitle

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: 8/5/25

[Signature]
Erma Jean Winarski

State of Oregon } ss
County of Deschutes }

On this 5th day of June, 2025, before me, Angela Lavonne Bender, a Notary Public in and for said state, personally appeared Erma Jean Winarski, 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.

[Signature]
Notary Public for the State of Oregon

Residing at: Coquille

Commission Expires: July 23, 2029

