

2025-007013

Klamath County, Oregon

08/11/2025 01:49:02 PM

Fee: \$92.00



After recording return to:
Brian Ward
2747 Wiard St
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Brian Ward
2747 Wiard St
Klamath Falls, OR 97603

File No.: 7161-4289573 (SA)
Date: July 14, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Betty Jane Emmert, Grantor, conveys and warrants to **Brian Ward and Alexander Ward, not as tenants in common but with rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

The North 71 feet of Tract 32 of BAILEY TRACTS, Klamath County, Oregon, according to the duly recorded plat thereof on file in Klamath County, Oregon, being all of Tract 32, except that portion thereof described as 62 feet off the South side of Tract 32, BAILEY TRACTS, as described in Book 213, at Page 129, Deed Records of Klamath County, Oregon.

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 **\$123,700.00**. (Here comply with requirements of ORS 93.030)

APN: 522820

Statutory Warranty Deed
- continued

File No.: 7161-4289573 (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 2nd day of August, 2025

Betty Jane Emmert
Betty Jane Emmert

STATE OF Oregon)
County of Klamath)ss.

This instrument was acknowledged before me on this 2nd day of Aug., 2025
by **Betty Jane Emmert.**

Kaydie Sleezer

Notary Public for Oregon
My commission expires: 2/19/29

