



After recording return to:
The Timothy W. and Julie Ann
Steinhauer Living Trust, dated April
1, 2010
24615 Runnels Lane
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
The Timothy W. and Julie Ann
Steinhauer Living Trust, dated April 1,
2010
24615 Runnels Lane
Klamath Falls, OR 97601

File No.: 7161-4291762 (SA)
Date: August 15, 2025

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Troy Clayton and Alison Jones, as tenants by the entirety, Grantor, conveys and warrants to Timothy W. Steinhauer and Julie Ann Steinhauer, Co-Trustees, or their successors in trust, under the Timothy W. Steinhauer and Julie Ann Steinhauer Living Trust, dated April 1, 2010 and any amendments thereto., 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 **\$325,000.00**. (Here comply with requirements of ORS 93.030)

APN: 315466

Statutory Warranty Deed
- continued

File No.: 7161-4291762 (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.

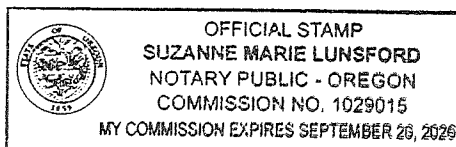
Dated this 20 day of August, 2025.

Troy Clayton
Troy Clayton

Alison Jones
Alison Jones

STATE OF Oregon)
County of Jackson) ss.

This instrument was acknowledged before me on this 20th day of August, 2025
by **Troy Clayton and Alison Jones.**



Suzanne Lunsford
Notary Public for Oregon
My commission expires: 09/26/26

EXHIBIT A

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

Parcel 1:

A parcel of land lying in the SE 1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is East along the East-West center section line a distance of 150 feet and South parallel to the North-South center section line a distance of 630 feet from the center section corner of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon; thence continuing South parallel to said North-South section line a distance of 100 feet; thence East parallel to said East-West center line a distance of 180 feet; thence North parallel to said North-South center line a distance of 100 feet; thence West parallel to said East-West center line a distance of 180 feet to the Point of Beginning, Klamath County, Oregon.

Parcel 2:

A parcel of land lying in the SE 1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is East along the East-West center section line a distance of 150 feet and South parallel to the North-South center section line a distance of 730 feet from the center section corner of said Section 10; thence continuing South parallel to said North-South section line a distance of 90 feet; thence East parallel to said East-West center line a distance of 180 feet; thence North parallel to said North-South center line a distance of 90 feet; thence West parallel to said East-West center line a distance of 180 feet, more or less, to the Point of Beginning.

Parcel 3:

A parcel of land lying in the SE 1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

All that portion of the NW 1/4 SE 1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, which lies South of the

South line of that certain parcel conveyed to George R. Hansen recorded August 16, 1976 in Volume M-76 at Page 12595, Deed Records of Klamath County, Oregon; East of the East line of that certain parcel described in the second paragraph of that certain deed to Jack Malcom Fraser et. ux., recorded May 27, 1966 in Volume M-66 at Page 5602, Deed Records of Klamath County, Oregon; East of the East line of that certain parcel conveyed to Ronald D. Nelley, et. ux., by deed recorded March 26, 1968 in Volume M-68 at Page 2332, Deed Records of Klamath County, Oregon; South and West of the Southwesterly line of the private canal as it now exists across said NW 1/4 SE 1/4; and North of the following described line:

Beginning at a point which is North 32° 17' West a distance of 30 feet from the Northwest corner of that certain parcel conveyed to State of Oregon by and through its State Game Commission by deed recorded December 18, 1963 in Volume 349 at Page 661, Deed Records of Klamath County, Oregon; thence South 57° 43' West to an intersection with the West line of that certain parcel conveyed to Marvin G. Bresler et. ux., by deed recorded May 31, 1979 in Volume M-79 at Page 12560, Deed Records of Klamath County, Oregon.

Parcel 4:

A parcel of land lying in the SE 1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is East 150 feet along the East-West center section line and South parallel to the North-South center section line a distance of 605 feet from the center of Section 10 Township 36 South, Range 6 East, Willamette Meridian; thence East parallel to said East-West center section line a distance of 100 feet to a point; thence North parallel to said North-South center section line a distance of 90 feet to a point; thence West parallel to said East-West center line a distance of 100 feet to a point which is 150 feet East from said North-South center line; thence Southerly, parallel to and 150 feet Easterly from said North-South center line a distance of 90 feet, more or less to the Point of Beginning.

Parcel 5:

A parcel of land lying in the SE 1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is 150 feet East along the East-West center section line

and South parallel to the North-South center section line a distance of 605 feet from the center of Section 10 Township 36 South, Range 6 East, Willamette Meridian; thence continuing South parallel to said North-South center line a distance of 25 feet; thence East parallel to said East-West center line a distance of 200 feet, more or less, to the Southwesterly right of way line of a private canal; thence North-Westerly along said canal right of way line to a point which is Easterly parallel to the East-West center line from the Northeast corner of property described in Deed Volume M70 Page 11390, Microfilm Records of Klamath County, Oregon; thence West parallel to said East-West centerline to said Northeast corner of said property; thence South along the East line of said parcel a distance of 90 feet to the Southeast corner thereof; thence West along the South line of said parcel a distance of 100 feet to the Southwest corner thereof and the Point of Beginning.

NOTE: This legal description was created prior to January 1, 2008.