



THIS SPACE RESERVED FOR RECORDER'S USE

2025-008051

Klamath County, Oregon

09/10/2025 08:40:01 AM

Fee: \$92.00

After recording return to:

Steven R. Carnes

37776 Modoc Point Rd.

Chiloquin, OR 97624

Until a change is requested all tax statements shall be

sent to the following address:

Steven R. Carnes

37776 Modoc Point Rd.

Chiloquin, OR 97624

File No. 1022232

STATUTORY WARRANTY DEED

June Ladd Felts, who acquired title as June Ladd, Grantor(s), hereby convey and warrant to

Steven R. Carnes ,

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 parcel of land being all that portion of Lot 21, Section 29, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying East of the United States Bureau of Indian Affairs Irrigation Canal and lying West of Highway No. 427, EXCEPTING THEREFROM that portion more particularly described as follows:

Beginning at the Southwest corner of above mentioned Lot 21, Section 29, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, which point is marked with a 1/2" iron pipe; thence North 89° 26' East along the South boundary of said Lot 21 a distance of 924.1 feet to the true point of beginning; thence continuing North 89° 26' East along said boundary 363.0 feet to the Westerly right of way boundary of Oregon State Highway No. 427; thence North 12° 06' West along said right of way boundary a distance of 360.0 feet; thence South 89° 26' West 363.0 feet; thence South 12° 06' East 360.0 feet, more or less, to the true point of beginning.

The true and actual consideration for this conveyance is \$130,000.00.

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

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: 9.8.2025

June Ladd Felts
June Ladd Felts

State of Oregon } ss
County of Klamath }

On this 8 day of September, 2025, before me, Julie VanLeuven a Notary Public in and for said state, personally appeared June Ladd Felts, 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.

Julie Marie VanLeuven
Notary Public for the State of Oregon
Residing at: Klamath Falls
Commission Expires: 10.30.2027

