



2025-009030  
Klamath County, Oregon  
10/09/2025 01:08:01 PM  
Fee: \$97.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Dustin C. Sandquist and Julie L. Sandquist  
3300 Plum Hill Rd.  
Klamath Falls, OR 97601

Until a change is requested all tax statements shall be

sent to the following address:

Dustin C. Sandquist and Julie L. Sandquist  
3300 Plum Hill Rd.  
Klamath Falls, OR 97601  
File No. 1010762

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### STATUTORY WARRANTY DEED

**Michael N. Herron and Charlene K. Herron, as Tenants by the Entirety**, Grantor(s), hereby convey and warrant to

**Dustin C. Sandquist and Julie L. Sandquist 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:

**See Attached Exhibit 'A'**

**The true and actual consideration for this conveyance is \$700,000.00.**

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: 10/09/2025

*Michael N. Herron*

Michael N. Herron

*Charlene K. Herron*

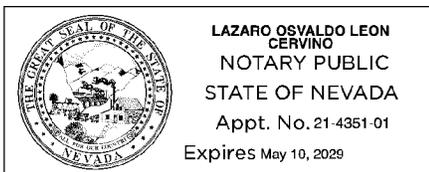
Charlene K. Herron

State of Nevada

County of Clark

On this 9th day of October 2025, before me, the undersigned, a Notary Public in and for said state, personally appeared **Michael N. Herron and Charlene K. Herron**, 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.



*Lazaro*

Notary Public for the State of Nevada

Residing at: Clark

Commission Expires: 05/10/2029

Notarized remotely using audio-video communication technology via Proof.

## EXHIBIT 'A'

A tract of land located in the E1/2 of the SE1/4 of the NW1/4 of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southeast corner of the NW1/4 of Section 22; thence North  $00^{\circ} 46' 35''$  East, along the East boundary of the NW1/4, 523.49 feet; thence North  $53^{\circ} 32' 36''$  West, 60.00 feet to the true point of beginning of this description; thence South  $55^{\circ} 06' 23''$  West, 753.42 feet to the West boundary of the E1/2 of the SE1/4 of the NW1/4; thence North  $00^{\circ} 38' 07''$  East along the West boundary of the E1/2 of the SE1/4 of the NW1/4, 1039.87 feet; thence Southeasterly 85.60 feet along the arc of a 100.00 foot radius curve to the right (long chord = South  $76^{\circ} 09' 26''$  East, 83.01 feet); thence South  $51^{\circ} 38' 02''$  East 170.98 feet; thence Southeasterly 188.56 feet along the arc of a 560.00 foot radius curve to the right (long chord = South  $41^{\circ} 59' 17''$  East, 187.67 feet); thence South  $32^{\circ} 20' 31''$  East 212.06 feet; thence Southeasterly 225.56 feet along the arc of a 609.56 foot radius curve to the left (long chord = South  $42^{\circ} 56' 34''$  East, 224.28 feet) to the true point of beginning.

TOGETHER WITH an easement 60 feet in width, measured at right angles, situated in Section 22, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, to which the centerline is more particularly described as follows:

Beginning at a point on the Northwesterly right of way line of that certain county road known as "Old Fort Road", from which the center one-quarter corner of said Section 22 bears North  $84^{\circ} 26' 00''$  West, 1041.44 feet; thence from said point of beginning, North  $50^{\circ} 03' 34''$  West 9.54 feet; thence along the arc of a 830.00 foot radius curve to the left (Delta =  $17^{\circ} 46' 53''$ , Long Chord = North  $58^{\circ} 57' 00''$  West, 256.55 feet) 257.59 feet; thence North  $67^{\circ} 50' 27''$  West, 64.34 feet; thence along the arc of a 800.00 foot radius curve to the right (Delta =  $06^{\circ} 59' 19''$ , Long Chord = North  $64^{\circ} 20' 48''$  West, 97.52 feet) 97.58 feet; thence North  $60^{\circ} 51' 08''$  West, 317.03 feet; thence along the arc of a 1400.00 foot radius curve to the right (Delta =  $07^{\circ} 18' 32''$ , Long Chord = North  $57^{\circ} 11' 52''$  West, 178.47 feet) 178.59 feet; thence North  $53^{\circ} 32' 36''$  West 283.39 feet to a point on the East line of the E1/2 of the SE1/4 of the NW1/4 of said Section 22 and the end of this easement, said point being further described as being North  $00^{\circ} 46' 35''$  East, 523.49 feet from said center one-quarter corner of Section 22.