

Return To:



2025-009087

Klamath County, Oregon

10/10/2025 12:16:01 PM

Fee: \$92.00

After Recording Return to:

Benjamin Bisbee and Linda Bisbee
PO Box 35
Crescent, OR 97733

Until a change is requested all tax statements
Shall be sent to the following address:
(same as above)

File No. DE25290/1030084

STATUTORY WARRANTY DEED

Nancy Cussins,

herein called grantor, convey(s) and warrant(s) to

Benjamin Bisbee and Linda Bisbee, as tenants by the entirety,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon,
described as:

A portion of the SW1/4 SE1/4 of Section 36, Township 24 South, Range 8 East of the
Willamette Meridian, Klamath County, Oregon, being more particularly described as
follows:

Commencing at the one quarter corner between Section 36, Township 24 South, Range 8
East of the Willamette Meridian, Klamath County, Oregon, and Section 1 Township 25
South, Range 8 East of the Willamette Meridian and Running North 0°32' East for 1066.76
feet; thence South 89°15' East, a distance of 1008.2 feet to the point of beginning; thence
East 100 feet; thence North 295 feet; thence West 100 feet; thence South 295 feet to the
point of beginning.

Excepting Therefrom the Southerly 5 feet deeded to Klamath County by Warranty Deed
recorded May 8, 1974 in Book M74, Page 5736 Microfilm Records of Klamath County,
Oregon.

(Account 150204, Map and Taxlot 2408-036DC-00400)

and covenant(s) that grantor is the owner of the above described property free of all
encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and
easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or
drainage; and except any real property taxes due but not yet payable; and will warrant and defend
the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$50,000.00**.

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, AND 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: 10/9/2025

Nancy Cussins
Nancy Cussins

STATE OF OREGON, County of Marion) ss.

On October 9, 2025, personally appeared the above named **Nancy Cussins** and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: Tammy Bennett
Notary Public for Oregon
My commission expires: 2-26-2029

