



THIS SPACE RESERVED FOR RECORDER'S USE

2026-001393
Klamath County, Oregon
02/13/2026 10:36:02 AM
Fee: \$92.00

After recording return to:
Tucker Blaine Veal
6345 Simmers Ave.
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
Tucker Blaine Veal
6345 Simmers Ave.
Klamath Falls, OR 97603
File No. 1050202

STATUTORY WARRANTY DEED

Forrest M. Waldron and Ashley H. Waldron, as Tenants by the Entirety , Grantor(s), hereby convey and warrant to

Tucker Blaine Veal ,

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:

Parcel 2 Land Partition 18-99 situated in the SE1/4 NW1/4 of Section 1, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.

TOGETHER WITH a tract of land being a portion of Parcel 2 of Land Partition 19-99, situated in the SE1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Southwest corner of said Parcel 2 of Land Partition 19-99; thence North 89°09' 53" East along the South line of said Parcel 2, 16.30 feet; thence leaving said South line North 00°10'00" East 50.00 feet; thence North 89°50'00" West 14.30 feet; thence North 00°10'00" East 59.77 feet to a point on the North line of said Parcel 2; thence South 89°09'53" West 2.00 feet to the Northwest corner of said Parcel 2; thence South 00°10'00" West 110.02 feet to the point of beginning, more or less with bearings based on the said plant of Land Partition 19-99 on file at the office of the Klamath County Clerk.

The true and actual consideration for this conveyance is \$255,000.00.

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: 2-10-26



Forrest M. Waldron

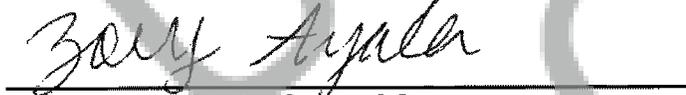


Ashley H. Waldron

State of Oregon } ss
County of Klamath }

On this 10th day of February, 2026, before me, Zoey Ayala, a Notary Public in and for said state, personally appeared Forrest M. Waldron and Ashley H. Waldron, 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.



Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: May 19, 2029

