

**2016-005496****Klamath County, Oregon****05/25/2016 02:08:25 PM****Fee: \$47.00**

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Chad Andersch7707 Washburn WayKlamath Falls, OR 97603Until a change is requested all tax statements
shall be sent to the following address:Chad Andersch7707 Washburn WayKlamath Falls, OR 97603File No. 96856AM

STATUTORY WARRANTY DEED**Ronald D. Powers and Jessica L. Powers, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

Chad Andersch ,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 part of that tract of real property recorded in Volume 232 page 302 of Deed Records of Klamath County, Oregon, described therein as being the SW1/4 of the SW1/4 of Section 22, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, said part of aforesaid tract being more particularly described as follows:

Beginning at the section corner common to Sections 21, 22, 27 and 28, Township 39 South, Range 9 East, Willamette Meridian; thence North 0° 04' East along the West boundary of the aforesaid SW1/4 of the SW1/4 of Section 22, a distance 282.50 feet, more or less, to the most Northwesterly corner of that tract of land recorded in Volume 319 page 321 of Deed Records of Klamath County, Oregon, said corner being the true point of beginning of this description; thence continuing North 0° 04' East along the aforesaid Westerly boundary of the SW1/4 of SW1/4 of Section 22, a distance of 150.00 feet; thence South 89° 56' East at right angles, a distance of 448.70 feet more or less, to the Westerly right-of-way boundary of the U.S.B.R. A-3 Lateral; thence South 20° 24' East along said right-of-way boundary a distance 479.60 feet, more or less, to the South boundary of the aforesaid SW1/4 of the SW1/4 of Section 22; thence North 88° 22' West along said boundary a distance 180.45 feet to the most Easterly corner of the aforesaid tract of land described in Volume 319 page 321 of Deed Records of Klamath County, Oregon; thence along the Northerly boundary of same, as follows: North 35° 51' West, 94.52 feet; North 51degrees 23' West, 113.10 feet; and North 63° 08' West, a distance of 327.09 feet, more or less, to the true point of beginning.

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:

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 25 day of MAY, 2016

Ronald D. Powers
Ronald D. Powers

Jessica L. Powers
Jessica L. Powers

State of Oregon } ss
County of Klamath }

On this 25 day of May, 2016, before me, Linzi Kerr a Notary Public in and for said state, personally appeared Ronald D. Powers and Jessica L. Powers, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed 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.

Linzi Kerr
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires March 16, 2018

