



THIS SPACE RESERVED FOR F

2017-009233

Klamath County, Oregon

08/15/2017 02:46:00 PM

Fee: \$47.00

After recording return to:

Pamela A. Berg

P. O. Box 2101

Glen Ellen, CA 95442

Until a change is requested all tax statements shall be sent to the following address:

Pamela A. Berg

P. O. Box 2101

Glen Ellen, CA 95442

File No. 184591AM

STATUTORY WARRANTY DEED

Steven E. Johnson,

Grantor(s), hereby convey and warrant to

Pamela A. Berg,

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 A:

Parcel 2 of Land Partition 1-16, being a replat of Parcels 1 and 2 of Land Partition 24-96, situated in Section 26, NE1/4 SE1/4 of Section 22, SW1/4 and the W1/2 SE1/4 of Section 34 and the W1/2 SW1/4 of Section 25, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon recorded June 28, 2016 in Volume 2016-006765, Microfilm Records of Klamath County, Oregon.

Parcel B:

Unsurveyed Parcel No. 3 of Land Partition 1-16, being a replat of Parcels 1 and 2 of Land Partition 24-96, situated in Section 26, NE1/4 SE1/4 of Section 22, SW1/4 and the W1/2 SE1/4 of Section 34 and the W1/2 SW1/4 of Section 25, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon recorded June 28, 2016 in Volume 2016-006765, Microfilm Records of Klamath County, Oregon.

Beginning at the 1/4 Corner Common to said Section 25 and 26; thence Northwesterly, 1779 feet, more or less, to the Southeast corner of Parcel 2 of said "Land Partition" 1-16"; thence along the boundary of said Parcel 2 the following courses, South 75°39'47" West 96.61 feet, North 78°47'25" West 174.66 feet and North 30°50'08" West 103.44 feet; thence, leaving the boundary of said Parcel 2, South 73°32'10" West 414.18 feet; thence South 70°10'51" West 458.46 feet to a point on the centerline of West Langell Valley Road; thence Southeasterly, along the said centerline, 4580 feet, more or less to a point on the South line of the said W1/2 SW1/4 of Section 25; thence East, along the said South line, 1000 feet, more or less, to the W1/16 corner common to Section 36, Township 39 South, Range 11 East Willamette Meridian, and said Section 25; thence West 1320 feet, more or less, to the point of beginning, with bearings based on the plat of said "Land Partition 1-16" on file at the office of the Klamath County Surveyor.

The true and actual consideration for this conveyance is \$230,000.00.

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:

2017-2018 Real Property Taxes, a lien not yet due and 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 this 4th day of Aug., 2017.

Steven E. Johnson
Steven E. Johnson

State of OR } ss
County of Klamath }

On this 4th day of Aug., 2017, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Steven E. Johnson, 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.

Debbie Sinnock
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 9-8-17

