



2017-014491

Klamath County, Oregon

12/21/2017 11:40:01 AM

Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jonathan L. Marsden and James Marsden

1500 Joe Wright Road

Klamath Falls, OR 97603

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

Jonathan L. Marsden and James Marsden

1500 Joe Wright Road

Klamath Falls, OR 97603

File No. 207390AM

### STATUTORY WARRANTY DEED

Rob D. Glenn and Teri G. Glenn, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Jonathan L. Marsden and James Marsden, not as Tenants in Common but with Rights of Survivorship each as to an undivided 50 percent interest 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 tract of land situated in the S1/2 NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the Northerly boundary of the S1/2 of the NW1/4 of Section 21, said Township and Range from which the Northwest corner of the SW1/4 NW1/4 of said Section 21 bears South 88° 50' 1/2' West 1638.6 feet; thence South 0°10' West 613.45 feet; thence South 89°40' East 518.6 feet, more or less, to the Westerly boundary of the U.S. lateral canal; thence along said boundary North 55°55' 1/2' West 402.5 feet and North 6°45' West 394.4 feet, more or less, to the Northerly boundary of the S1/2 NW1/4 of said Section 21; thence South 88°50' 1/2' West along said boundary a distance of 200.00 feet to the point of beginning.

Excepting therefrom all the portion lying within Joe Wright County Road.

The true and actual consideration for this conveyance is \$180,000.00.

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:

RDC  
TGG

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 19<sup>th</sup> day of December, 2017.

Rob D. Glenn

Rob D. Glenn

Teri G. Glenn

Teri G. Glenn

State of Florida } ss

County of Hernando

On this 19<sup>th</sup> day of December, 2017, before me, Susan M. Laxso a Notary Public in and for said state, personally appeared Rob D. Glenn and Teri G. Glenn, 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.

Susan M. Laxso

Notary Public for the State of Florida

Residing at: Hernando County

Commission Expires: 6-7-2018

