



THIS SPACE RESERVED FOR

2018-005829
Klamath County, Oregon
05/11/2018 01:24:57 PM
Fee: \$52.00

After recording return to:

Margaret R. Brown and Matthew J. Brown

10773 Crystal Springs Road

Klamath Falls, OR 97603

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

Margaret R. Brown and Matthew J. Brown

10773 Crystal Springs Road

Klamath Falls, OR 97603

File No. 225664AM

STATUTORY WARRANTY DEED

Carol L. Fox,

Grantor(s), hereby convey and warrant to

Margaret R. Brown and Matthew J. Brown, as Tenants by the Entirety,

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:

See attached "Exhibit A"

The true and actual consideration for this conveyance is \$359,000.00.

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:

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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 10 day of May, 2018.

Carol L. Fox
Carol L. Fox

State of Oregon } ss
County of Marathon }

On this 10 day of May, 2018, before me, Melissa R Bland a Notary Public in and for said state, personally appeared Carol L. Fox, 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.

Melissa R Bland
Notary Public for the State of Oregon
Residing at Marathon County, Oregon
Commission Expires: March 15, 2022

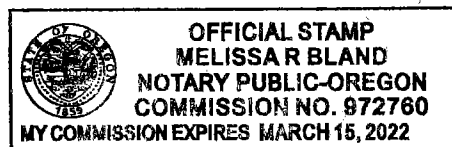


EXHIBIT "A"

PARCEL 1:

All of the real property described in Deed Volume 2018-000026, Deed Records of Klamath County, Oregon.

Less and excepting therefrom the following described property:

A parcel of land situated in Government Lot 8 in Section 21, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 8; thence North 89°49'03" West, along the South line of said Lot, 675 feet to the true point of beginning; thence, continuing North 89°49'03" West, along the said South line, 13.66 feet; thence North 00°21'43" West, 844.28 feet to a point on the South line of the first described tract in deed volume 34 at page 455; thence South 82°21'00" East, along the said South line, 20.24 feet; thence South 00°04'22" West, parallel to the East line said Lot 8, 841.61 feet to the point of beginning; containing 0.32 acres, more or less and with bearings based on record of survey number 3046.

Excepting therefrom that portion on the south side used for county road purposes.

PARCEL 2:

All of the real property described in Deed Volume M78, Page 12669, Deed Records of Klamath County, Oregon.

Together with the following described property:

A parcel of land situated in Government Lot 8 in Section 21, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of said Lot 8; thence North 89°49'03" West, along the South line of said Lot, 675 feet to the true point of beginning; thence, continuing North 89°49'03" West, along the said South line, 13.66 feet; thence North 00°21'43" West, 844.28 feet to a point on the South line of the first described tract in deed volume 34 at page 455; thence South 82°21'00" East, along the said South line, 20.24 feet; thence South 00°04'22" West, parallel to the East line said Lot 8, 841.61 feet to the point of beginning; containing 0.32 acres, more or less and with bearings based on record of survey number 3046.

Excepting therefrom that portion on the south side used for county road purposes.