



THIS SPACE RESERVED FOR

2018-006124

Klamath County, Oregon

05/18/2018 12:20:01 PM

Fee: \$47.00

After recording return to:

Jeremiah L. Watson and Tracy R. Watson

3310 Plum Hill Road

Klamath Falls, OR 97601

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

Jeremiah L. Watson and Tracy R. Watson

3310 Plum Hill Road

Klamath Falls, OR 97601

File No. 229701AM

### STATUTORY WARRANTY DEED

**Jon Willem C. Vanbragt and Courtney Vanbragt, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Jeremiah L. Watson and Tracy R. Watson, 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:

#### PARCEL 1:

A tract of land located in the E1/2 SE1/4 NW1/4 of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Commencing at the Southeast corner of the NW1/4 of Section 22; thence North 00° 46' 35" East along the East boundary of the NW1/4 523.49 feet to a point; thence North 53° 32' 36" West 60 feet to a point; thence South 55° 06' 23" West 753.42 feet to a point; thence South 00° 38' 07" West 130.00 feet to a point; thence North 89° 50' 08" East 660.58 feet to the point of beginning.

#### PARCEL 2:

An easement sixty (60) feet in width lying thirty (30) feet on each side measured at right angles, situate in Section 22, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, of the center-line which is more particularly described as follows:

Beginning at a point on the Northwestern right of way line of that certain county road known as "Old Fort Road", from which the center one-quarter corner of said Section 22 bears North 84°26'06" West 1041.44 feet; thence from said POINT OF BEGINNING North 50°03'34" West 9.54 feet; thence along the arc of a 830.00 foot radius curve to the left (Delta=17°46'53", long chord=North 58°57'00" West, 256.55 feet) 257.59 feet; thence North 67°50'27" West 64.34 feet; thence along the arc of a 800.00 foot radius curve to the right (Delta=06°59'19", long chord=North 64°20'48" West, 97.52 feet) 97.58 feet; thence North 60°51'08" West, 3317.03 feet; thence along the arc of a 1400.00 foot radius curve to the right (Delta=07°18'32", long chord=North 57°11'52" West 178.47 feet) 178.59 feet; thence North 53°32'36" West 283.39 feet to a point on the East line of the E1/2, SE1/4, NW1/4 of said Section 22 and the end of this easement, said point being further described as being North 00°46'35" East 523.49 feet from said center one-quarter corner of Section 22.

The true and actual consideration for this conveyance is \$496,000.00.

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 15 day of May, 2018

Jon Willem C. Vanbragt

Courtney Vanbragt

State of Oregon } ss  
County of Klamath }

On this 15 day of May, 2018, before me, Melissa R Bland a Notary Public in and for said state, personally appeared Jon Willem C. Vanbragt and Courtney Vanbragt, 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: Klamath County

Commission Expires: March 15, 2022

