



THIS SPACE RESERVED FOR

**2018-007738**

**Klamath County, Oregon**

**06/27/2018 03:50:00 PM**

**Fee: \$87.00**

After recording return to:

Tamera K. Campbell

610 Broad St.

Klamath Falls, OR 97601

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

Tamera K. Campbell

610 Broad St.

Klamath Falls, OR 97601

File No. 241926AM

### STATUTORY WARRANTY DEED

**Barbara A. Evensizer, Surviving Trustee of the John D. Evensizer and Barbara A. Evensizer Joint Revocable Trust u/t/d July 28, 2011,**

Grantor(s), hereby convey and warrant to

**Tamera K. Campbell,**

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 63-97, said Land Partition being Parcel 1 of Land Partition 22-92 situated in Government Lots 4 and 5 being in the SE1/4 SE1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.**

#### **Parcel B**

**A parcel of land situated in the SE1/4 SE1/4 of said Section 5, Township 39 South, Range 9 East, being more particularly described as follows:**

**Beginning at the Southwest corner of the SE1/4 SE1/4 of Section 5; thence East a distance of 390 feet along the Section line between Section 5 and Section 8 to a point; thence North 28° 43' East a distance of 399.08 feet to a point; thence West a distance of 581.75 feet to a point on the 1/16 line between the SE1/4 S1/4 and the SW1/4 SE1/4 of Section 5; thence South a distance of 350 feet along the 1/16 line to the point of beginning, EXCEPTING THEREFROM a strip of land 60 feet wide along the West edge of the above described parcel, deeded to Klamath County, Oregon, for road purposes, by Warranty Deed, recorded November 17, 1948, in Volume 326, page 429, Deed Records, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$850,000.00.

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<sup>th</sup> day of June, 2018.

The John D. Evensizer and Barbara A. Evensizer Joint Revocable Trust

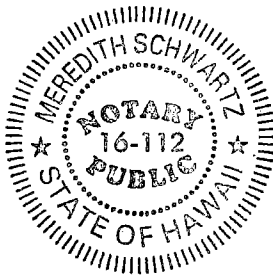
By: Barbara A. Evensizer  
Barbara A. Evensizer, Surviving Trustee

State of Hawaii, } ss.  
County of Hawaii }

On this 25<sup>th</sup> day of June, 2018, before me, Meredith Schwartz a Notary Public in and for said state, personally appeared Barbara Evensizer known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the The John D. Evensizer and Barbara A. Evensizer Joint Revocable Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

MSchwartz  
Notary Public for the State of Hawaii »  
Residing at: Hawaii  
Commission Expires: March 20, 2020



Doc. Date: June 25, 2018 # Pages: 2  
Name: Meredith Schwartz 3rd Circuit  
Doc. Description: Statutory  
Warranty Deed.  
MSchwartz June 25, 2018  
Notary Signature Date

NOTARY CERTIFICATION

