



THIS SPACE RESERVED FOR

**2018-010326**

**Klamath County, Oregon**

**08/28/2018 11:46:01 AM**

**Fee: \$87.00**

After recording return to:

Steven J Powell Jr. and Kimberly Powell

29277 N Highway 97

Chiloquin, OR 97624

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

Steven J Powell Jr. and Kimberly Powell

29277 N Highway 97

Chiloquin, OR 97624

File No. 243910AM

### STATUTORY WARRANTY DEED

**John P. Rademacher and Diane L. Haseman,**

Grantor(s), hereby convey and warrant to

**Steven J Powell Jr. and Kimberly Powell, 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:

**A tract of land situated in the SW1/4 SW1/4 of Section 34, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at an iron pin located South 1 degree 29' East a distance of 1,320.4 feet from the West one quarter corner of Section 34, Township 35 South, Range 7 East of the Willamette Meridian, said one quarter corner being monumented by a 1 inch iron pipe 3 feet long, and said beginning point being on the East boundary line of the State Highway; thence East along the North line of the SW1/4 SW1/4 of said Section, Township and Range, a distance of 405 feet, to an iron pin; thence South 225 feet to an iron pin; thence West 366.6 feet to the East boundary of the State Highway to an iron pin; thence North 9° 45' West along said East boundary of said highway a distance of 228 feet, more or less, to the Point of Beginning.**

The true and actual consideration for this conveyance is \$200,000.00.

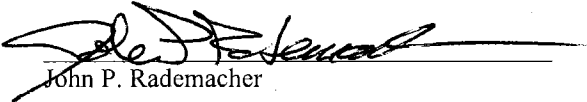
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

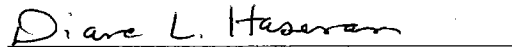
**2018-2019 Real Property Taxes, a lien not yet due and payable.**

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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 27<sup>th</sup> day of August, 2018.

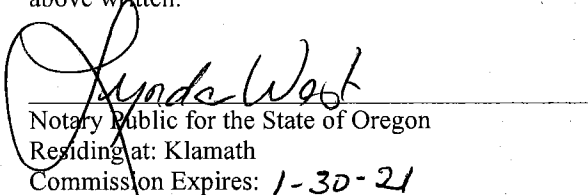
  
John P. Rademacher

  
Diane L. Haseman

State of Oregon } ss  
County of Klamath }

On this 27 day of August, 2018, before me, Lynda West a Notary Public in and for said state, personally appeared John P. Rademacher and Diane L. Haseman, 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.

  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 1-30-21

