



THIS SPACE RESERVED FOR

**2018-014005**

**Klamath County, Oregon**

**11/19/2018 09:30:01 AM**

**Fee: \$87.00**

After recording return to:

John R. Bath and Jeani L. Bath and Viletta J. Bath

13798 East Langell Valley Rd

Bonanza, OR 97623

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

John R. Bath and Jeani L. Bath and Viletta J. Bath

13798 East Langell Valley Rd

Bonanza, OR 97623

File No. 267065AM

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### STATUTORY WARRANTY DEED

**Benson C. Edwards,**

Grantor(s), hereby convey and warrant to

**John R. Bath and Jeani L. Bath, as to an undivided 50% interest and Viletta J. Bath , as to an undivided 50% 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:

**Beginning at the Southeast Section Corner of Section 14, in Township 40 South, Range 13 East of the Willamette Meridian; thence N00°35'06"W 2654.67 feet, along the East boundary of said section; thence N89°58'42"W 2602.76 feet, along the North boundary of the SE1/4 of said section, to the centerline of Langell Valley Road; thence S01°04'27"E 1156.43 feet, along the centerline of said road; to the beginning of an 368.04 feet radius curve to the left; thence along said curve a distance of 492.79 feet, the chord of which bears N36°21'28"W 456.79 feet; thence S69°09'44"E 2113.76 feet, along the centerline of West Langell Valley Road; to the beginning of an 537.21 foot radius curve to the right; thence along said curve a distance of 547.82 feet, the chord of which bears N43°38'18"W 524.39 feet; to the point of beginning.**

**Also Known As: Unsurveyed Parcel 2, Land Partition 26-18 situate in the SE1/4 and the SE1/4 of the SW1/4, of Section 14, Township 40 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon. Recorded October 16, 2018 as Instrument No. 2018-012614.**

The true and actual consideration for this conveyance is \$247,500.00.

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 14<sup>th</sup> day of November, 2018

Benson C. Edwards  
Benson C. Edwards

State of Oregon } ss  
County of Klamath }

On this 14<sup>th</sup> day of November, 2018, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Benson C. Edwards, 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.

Twila Jean Pellegrino  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, Oregon  
Commission Expires: 12-3-2018

