



THIS SPACE RESERVED FOR

2019-001599

Klamath County, Oregon

02/20/2019 02:47:03 PM

Fee: \$92.00

After recording return to:

Alan Marti King and Kaycee Alise King

5003 Cross Road

Klamath Falls, OR 97603

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

Alan Marti King and Kaycee Alise King

5003 Cross Road

Klamath Falls, OR 97603

File No. 267296AM

STATUTORY WARRANTY DEED

Richard H. Severson,

Grantor(s), hereby convey and warrant to

Alan Marti King and Kaycee Alise King, 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 \$540,000.00.

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 20 day of February, 2019

Richard H. Severson
Richard H. Severson

State of Oregon } ss
County of Klamath }

On this 20 day of February, 2019, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Richard H. Severson, 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.

Lisa Legget Weatherby
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10/19/19

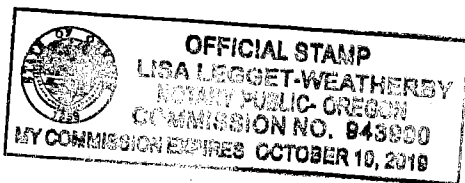


EXHIBIT 'A'

File No. 267296AM

The E1/2 SW1/4 of Section 2, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, together with any and all easements appurtenant thereto, including that certain easement over the lands adjudged to belong to Stella E. Williams, by decree of the Circuit Court of the State of Oregon, for the County of Klamath, dated March 11, 1938, in that certain suit entitled Stella E. Williams vs. Frances George Williams, being Equity No. 5187; said easement being mentioned in said decree which was recorded in Journal No. 26, at page 405, thereof.

EXCEPTING THEREFROM:

Commencing at the Southwest corner of the SE1/4 of the SW1/4 of Section 2, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North along the West boundary of said SE1/4 of the SW1/4, 30.00 feet to the North boundary of Cross Road; thence Easterly, along said road boundary 30.00 feet to the true point of beginning; thence Easterly, along said road boundary 290.40 feet; thence North parallel with the West boundary of the SE1/4 of the SW1/4 of Section 2, 300.00 feet; thence Westerly, parallel with Cross Road, 290.40 feet; thence South, parallel with the West boundary of the SE1/4 of the SW1/4 of Section 2, 300.00 feet to the true point of beginning.

ALSO an easement for irrigation pipeline purposes over and across the following described tract: commencing at the Southwest corner of the SE1/4 of the SW1/4 of said Section 2, thence North along the West boundary of said SE1/4 of the SW1/4, 30.00 feet to the true point of beginning; thence Easterly along the North boundary of Cross Road, 30.00 feet; thence North, parallel with the West boundary of the SE1/4 of the SW1/4 10.00 feet; thence Westerly, parallel with Cross Road 30.00 feet to the West boundary of the SE1/4 of the SW1/4; thence South, along said West boundary 10.00 feet to the true point of beginning.