



THIS SPACE RESERVED FOR

2019-002733

Klamath County, Oregon

03/22/2019 12:07:01 PM

Fee: \$87.00

After recording return to:

Tanner Glidden and Wendy Glidden

8080 Elliott Rd

Klamath Falls, OR 97603

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

Tanner Glidden and Wendy Glidden

8080 Elliott Rd

Klamath Falls, OR 97603

File No. 276663AM

STATUTORY WARRANTY DEED

Ernest W. Tacchini and Keven Anne Tacchini, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Tanner Glidden and Wendy Glidden, 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:

All that portion of the following described property lying East of centerline of irrigation ditch as presently located:

A parcel of land situated in the SE1/4 SW1/4 of Section 7 and the NE1/4 NW1/4 of Section 18, all in Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point in Section 18, from which the east one-quarter corner of said Section 18 bears South 54° 24' 25" East, 4,271.20 feet distant, said point being the intersection of the Northeasterly right of way line of the Klamath Falls-Malin Highway (Oregon Highway #39) with an existing fence line, said point also being the Northwest corner of property described in Deed from Joseph R. Cook, et al. to Monte J. Brolhier in Microfilm Records M74, page 8982, thence North 89° 22' 48" East along said fence line 792.30 feet to a point on the North-South center of section line of said Section 18, said point also being the Northeast corner of property described in Deed M74, page 8982, thence North 00° 23' 45" West along said center of section line 175 feet, more or less, to the North one-quarter corner of said Section 18; thence North along the center of section line of said Section 7, 1,302 feet, more or less to a point on the Southerly right of way line of Elliott Road; thence West along said right of way line 1,320 feet, more or less, to the West line of the SE1/4 SW1/4 of said Section 7; thence South along said West line to a point where said West line intersects the Northeasterly right of way line of said Oregon Highway #39; thence South 33° 27' 04" East along said right of way line to the point of beginning.

The true and actual consideration for this conveyance is \$537,500.00.

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:

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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 22 day of March, 2019

Ernest W. Tacchini
Ernest W Tacchini

Keven Anne Tacchini
Keven Anne Tacchini

State of Oregon } ss
County of Klamath }

On this 22 day of March, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared Ernest W. Tacchini and Keven Anne Tacchini, 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. Strom
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: March 15, 2022

