



THIS SPACE RESERVED FOR

2019-003358

Klamath County, Oregon

03/27/2019 10:55:02 AM

Fee: \$87.00

After recording return to:

Dennis Mathers and Kimberly Mathers

PO Box 376

Crescent, OR 97733

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

Dennis Mathers and Kimberly Mathers

PO Box 376

Crescent, OR 97733

File No. 285701AM

STATUTORY WARRANTY DEED

Harold G. Dempsey,

Grantor(s), hereby convey and warrant to

Dennis Mathers and Kimberly Mathers, 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:

Commencing at a point 877.6 feet East from the NW corner of Section 31 Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence in a Southwesterly direction along the West right of way line of the US Highway 97, 105 feet, to a point of beginning description of property therein conveyed; thence running southwesterly along the West side of right of way line of US Highway 97, 150 feet, thence in a Northwesterly direction at right angles to said Highway 200 feet. Thence in a Northerly direction; parallel to said Highway 100 feet; thence Southeasterly at right angles to said highway 100 feet; thence Northerly parallel to said Highway, 50 feet; thence Easterly at right angles to said highway 100 feet; to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-2409-031BB-02800-000

The true and actual consideration for this conveyance is \$24,000.00.

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:

Return to:



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 26th day of March, 2019.

Harold G Dempsey
Harold G Dempsey

State of Oregon } ss
County of Marion }

On this 26 day of March, 2019, before me, Tina Kelly a Notary Public in and for said state, personally appeared Harold G Dempsey, 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Salem
Commission Expires: 1-28-23

