

RECORDING REQUESTED BY:

Western Title & Escrow

212 SW 4th Street, Suite 101
Madras, OR 97741

GRANTEE'S NAME:

Robert Talbot and Penny Talbot

AFTER RECORDING RETURN TO:

Order No.: WT0169286-NAM
Robert Talbot and Penny Talbot
2114 SE 54th Ave
Hillsboro, OR 97123

SEND TAX STATEMENTS TO:

Robert Talbot and Penny Talbot
2114 SE 54th Ave
Hillsboro, OR 97123

APN: R-2310-016A0-04600-000
Map: R136105 & M44650
7928 Reeve Road, La Pine, OR 97739

2019-003375

Klamath County, Oregon

03/27/2019 02:40:01 PM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Sean McGann, Grantor, conveys and warrants to **Robert Talbot and Penny Talbot**, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Please Refer to Exhibit "A" Attached hereto and made a part hereof.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS EIGHTY THOUSAND AND NO/100 DOLLARS (\$80,000.00). (See ORS 93.030).

Subject to:

Special Assessment disclosed by Klamath tax rolls for: Walker Range Timber Fire Patrol

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.

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STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 3/22/19

[Signature]
Sean McGann

State of OREGON
County of Lane

This instrument was acknowledged before me on 3/22/19 by Sean McGann.

Rashelle Calef
Notary Public - State of Oregon

My Commission Expires: 10-25-20



EXHIBIT "A"
LEGAL DESCRIPTION

A parcel of land located in the SE1/4 NE1/4, Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at the Northeast corner of the SE1/4 NE1/4, Section 16, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon; thence South $00^{\circ}07'30''$ West 30.04 feet along the East line of said Section 16 to the South right of way of Reeve Road; thence South $86^{\circ}50'15''$ West, 242.29 feet along said right of way to the true point of beginning of this description; thence South 322.53 feet; thence West 444.80 feet; thence North 299.00 feet to the Southerly right of way of Reeve Road; thence North $86^{\circ}50'15''$ East 445.48 feet to the true point of beginning.