



THIS SPACE RESERVED FOR

2019-003999

Klamath County, Oregon

04/15/2019 11:45:01 AM

Fee: \$87.00

After recording return to:

Peter M. Ryan and Tracie L. Ryan

1239 Via Pavion

Orcutt, CA 93455

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

Peter M. Ryan and Tracie L. Ryan

1239 Via Pavion

Orcutt, CA 93455

File No. 287437AM

### STATUTORY WARRANTY DEED

**Earl Dean Edwards Jr.,**

Grantor(s), hereby convey and warrant to

**Peter M. Ryan and Tracie L. Ryan, 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:

**Parcel 1, Parcel 2, and Parcel 3 of Land Partition 23-98 located in "Klamath Falls Forest Estates Highway 66 Unit, Plat No. 4", Lot 24, Block 129, situated in the NE1/4 NE1/4 Section 1, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$23,000.00.

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 9<sup>th</sup> day of April, 2019.

Earl Dean Edwards Jr. by ~~Erica Watkins~~ attorney in fact.  
Earl Dean Edwards Jr., by Erica Watkins, attorney in fact

State of Oregon } ss  
County of Washington }

On this 9<sup>th</sup> day of April, 2019, before me, Amy Faulkner a Notary Public in and for said state, personally appeared Earl Dean Edwards Jr., by Erica Watkins, by attorney in fact, 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: 538 N. 8<sup>th</sup> St. Clatskanie, OR 97111

Commission Expires: April 2, 2021

