



THIS SPACE RESERVED FOR F

2019-004461

Klamath County, Oregon

04/26/2019 03:01:02 PM

Fee: \$87.00

After recording return to:

William A. Shamhart and Jordan Newman

14636 Falvey Road

Merrill, OR 97633

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

William A. Shamhart and Jordan Newman

14636 Falvey Road

Merrill, OR 97633

File No. 280743AM

STATUTORY WARRANTY DEED

Deborah N. Powell,

Grantor(s), hereby convey and warrant to

William A. Shamhart and Jordan Newman, as Tenants in Common,

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:

A tract of land situated in the Northwest quarter of the Northeast quarter of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the South line of Falvey Road from which the Northwest corner of said Northwest quarter of the Northeast quarter bears West 39.4 feet and North 30.00 feet, said point of beginning also being on the East line of a Tract of land described in Volume 260, page 610, Deed Records of Klamath County; thence East on the South line of Falvey Road 160.00 feet; thence leaving said South line, South 512 feet, more or less, to the North Bank of Lost River; thence North-Westerly along said North bank to a point on the Southerly extension of the East line of said tract of land described in Volume 260, Page 610; thence North on said East line and its Southerly extension to the point of beginning.

The true and actual consideration for this conveyance is \$160,000.00.

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 25th day of April, 2015 ~~2019~~ 2019

Deborah N. Powell
Deborah N. Powell

State of Wyoming } ss
County of Big Horn }

On this 25th day of April, 2019, before me, Tracy A. LaFollette a Notary Public in and for said state, personally appeared Deborah N. Powell, 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.

Tracy A. LaFollette
Notary Public for the State of Wyoming
Residing at: Park County
Commission Expires: 1/12/2023

