

2019-006343

Klamath County, Oregon



00241674201900063430030036

AFTER RECORDING, RETURN TO:

Todd Teaford

06/06/2019 12:16:39 PM

Fee: \$92.00

SEND TAX STATEMENTS TO:

Todd Teaford

1936 LAKESHORE DR. KLAMATH FALLS OR 97601

STATUTORY WARRANTY DEED

Henry & Michelle Evans, with an address of 153520 Twilla Ct, La Pine, OR 97739

("Grantor"), conveys and warrants to Todd Teaford, whose address is 1936 Lakeshore Dr, Klamath Falls, OR 97601, ("Grantee"), the following described real property (the "Property") free of encumbrances, except as specifically set forth herein:

Land in Klamath County, Oregon, described more particularly as follows:

#1 • The $5\frac{1}{2}$ NW $\frac{1}{4}$ of section 22, township 36 south, range 9 east of the Willamette Meridian, Klamath County, OR.

36 09 15 lot 200 (property ID 323544) & 36 09 22 lot 500 (property ID 323661)

#2 • The SW $\frac{1}{4}$ SW $\frac{1}{4}$ of section 15, Township 36 south, range 9 east of the Willamette Meridian, Klamath County, OR, excepting the south 319.5 feet thereof. Together with non-exclusive ingress/egress easements across R 3609-01500-00700-000; 15' x 278' running parallel to northern border, 15' x 1330' running parallel to southern border to be used & maintained solely by Grantee (exhibit A), & permit to expire 10/31/2021 to use existing road.

The true consideration for this conveyance is \$ 40,000

This property is free of liens and encumbrances, EXCEPT:

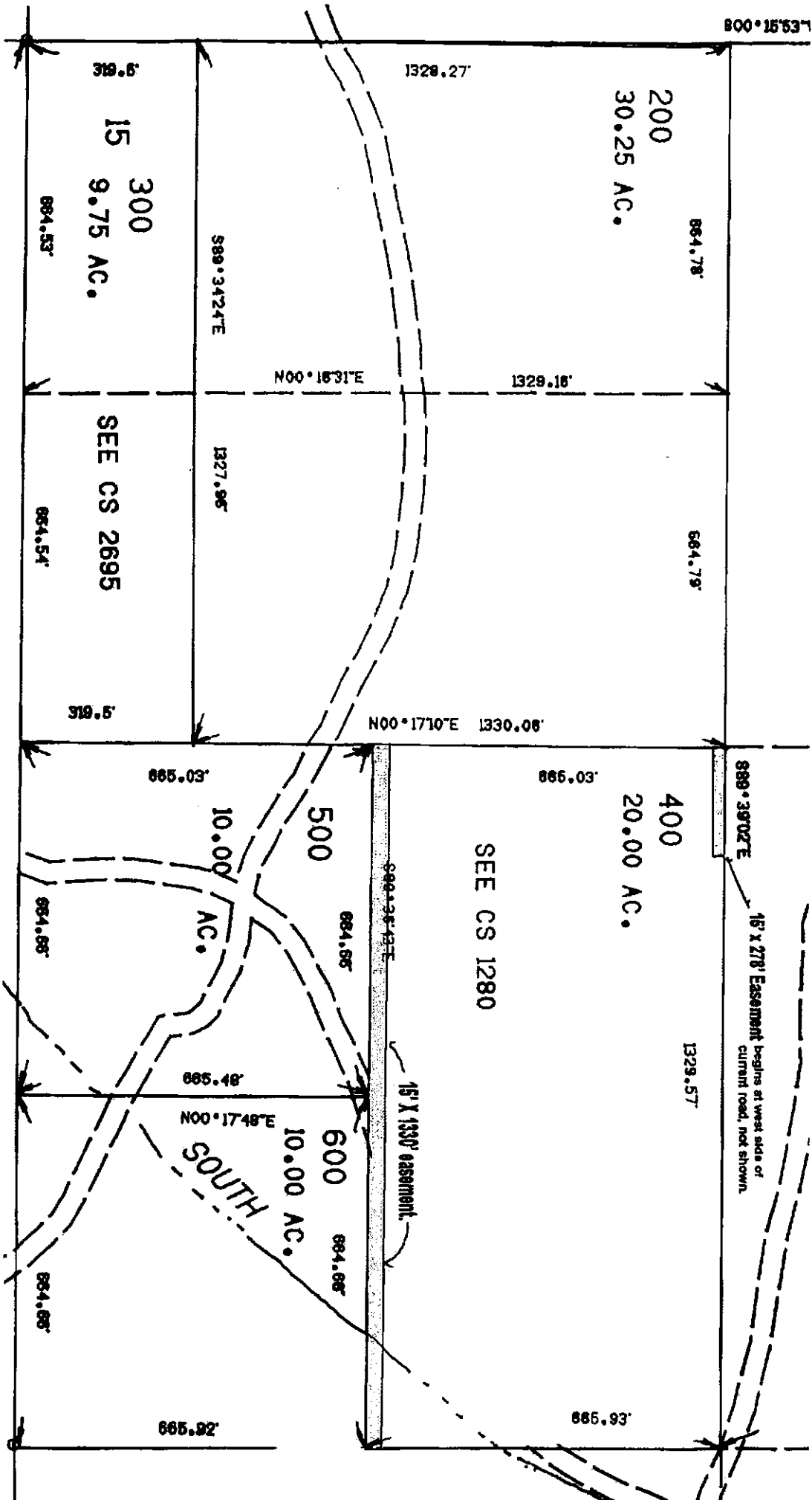
N/A, free of liens and encumbrances

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

Returned at Counter

Exhibit A

Lines of easements are NOT to scale,
placement is approximate,
footage is as intended.



1 James Pritchard do grant to Henry and Michelle Ewins
their heirs and assigns A 12' Easement For the purpose
of Building a road for the purpose of ingress and egress across
the southern Boundary of Tract R-3609-01500-00400-000
From a starting point on the Southwest corner continuing
to the South east Corner at which point it turns north
Along the Eastern Boundary for 410 Feet

James Pritchard
4-20-19

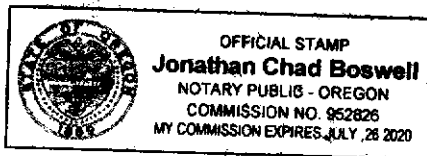
PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE 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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 5 day of June, 2019.

Henry Evans Michelle Evans
Grantor

STATE OF OREGON }
COUNTY OF Deschutes } ss.

The foregoing instrument was acknowledged before me on this 5th day of June, 2019, by Henry & Michelle Evans who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



Jonathan Chad Boswell
Notary Public in and for the State of Oregon