



THIS SPACE RESERVED FOR

2019-006346

Klamath County, Oregon

06/06/2019 01:14:01 PM

Fee: \$87.00

After recording return to:

Joshua D. Myers and Melissa M. Myers

3043 Edgewood Dr.

Medford, OR 97504

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

Joshua D. Myers and Melissa M. Myers

3043 Edgewood Dr.

Medford, OR 97504

File No. 299936AM

STATUTORY WARRANTY DEED

Darrol Rice and K.H. Rice, Trustees of The Darrol and K.H. Rice Revocable Trust dated June 24, 2008, who acquired title as Darrol and K.H. Rice Revocable Trust dated June 24, 2008

Grantor(s), hereby convey and warrant to

Joshua D. Myers and Melissa M. Myers, 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:

All that portion of Lot 6, Section 34, Township 34 South, Range 7 East of the Willamette Meridian, described as follows:

Beginning at the intersection of the Westerly line of Lalakes Avenue with the Northerly line of Yahooskin Street of the townsite of West Chiloquin; thence North 47° 12' West parallel to the County Road, 120 feet; thence North 30° 30' East parallel to Lalakes Avenue 62 feet; thence at right angles to Lalakes Avenue 117.2 feet to Lalakes Avenue; thence Southwesterly 88 feet to the point of beginning.

Also known as Lot 8 and S1/2 Lot 9 SPINKS SUBDIVISION, as disclosed by Ordinance recorded August 7, 1979, in Volume M79 page 18843, Deed Records of Klamath County, Oregon.

Beginning on the Westerly line of Lalakes Avenue which is North 30° 30' East 523 feet from the Northwest corner of Lalakes Avenue and Chocktoot Street extended; thence North 59° 30' West 117.2 feet; thence South 30° 30' West 75 feet; thence South 59° 30' East 117.2 feet more or less to the Westerly line of Lalakes Avenue; thence North 30° 30' East 75 feet to point of beginning being a portion in the NE1/4 SW1/4, Section 34, Township 34 South, Range 7 East of the Willamette Meridian. The above described land is a portion of West Chiloquin, Oregon.

Also known as Lot 10 and N1/2 Lot 9, SPINKS SUBDIVISION, as disclosed by Ordinance recorded August 7, 1979, in Volume M79, page 18843, Deed Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$39,500.00.

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 5th day of June, 2019

The Darrol and K. H. Rice Revocable Trust

By: X Darrol Rice
Darrol Rice, Trustee

By: X K.H. Rice
K.H. Rice, Trustee

State of California } ss

County of Sacramento

On this 5th day of June, 2019, before me, J A Thorne a Notary Public in and for said state, personally appeared Darrol Rice and K.H. Rice, Trustees of The Darrol and K.H. Rice Revocable Trust, 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

Notary Public for the State of California
Residing at Placer County, CA
Commission Expires: 4-13-21

