

Prepared By

Clifford V Hill
137236 Cox Road
Crescent, Oregon
97733

2019-007512
Klamath County, Oregon



07/03/2019 09:29:32 AM

Fee: \$97.00

Returned at Counter

After Recording Return To

Eric L Embree *AND TAXS*
1350 Peyton Place
Ketchikan, Alaska
99901

Space Above This Line for Recorder's Use

OREGON GENERAL WARRANTY DEED

State of Oregon

Klamath County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar (\$1.00) and/or other valuable consideration to the below in hand paid to the Grantor(s) known as:

Barry L Embree, a single individual, residing at P.O. Box 350 , 137236 Cox Rd, Crescent, Or. 97733, Gilchrist, Oregon, 97737.

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and warrants to Eric Embree and Jessie Embree, a married couple, residing at 1350 Peyton Place, Ketchikan, Alaska, 99901 (hereinafter called the "Grantee(s)") as joint tenants, all the rights, title, interest, and claim in or the following described real estate, situated in Klamath County, Oregon, to-wit:

See Attachment

Also described in the attached 'Exhibit A'

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

Required Disclosure Statement

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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.

Barry L. Embree Date July 3rd 2019

Grantor's Signature

Barry L Embree

P.O. Box 350 , 137236 Cox Rd, Crescent, Or. 97733, Gilchrist, Oregon, 97737



NOTARY ACKNOWLEDGMENT

State of Oregon)

County of Klamath)

I, the undersigned, a Notary Public in said County, in said State, hereby certify that Barry Lee Embree whose names ~~is~~ ^{are} signed to the foregoing instrument, and who is ~~known to me~~, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 3 day of July, 2019.

Samantha Jeene Gardner (SEAL)
Notary Public

My Commission Expires: Sept. 21, 2019

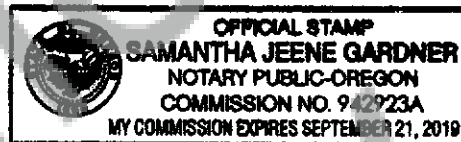


Exhibit A

A parcel of land lying North of Crescent Lake Cutoff Road, situate in the NE 1/4 SE 1/4 NE 1/4 of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon and more particularly described as follows:

Beginning at a point along the East line of said Section 25, from which the N/16 corner common to said Section 25 and Section 30 bears North 00° 06' 59" East 200.00 feet, said point of beginning is witnessed by a #5 steel rod bearing South 89° 36' 33" West 30 feet; thence running along the East line of Section 25, South 00° 06' 59" West 200 feet to a point witnessed by a #5 steel rod bearing South 89° 36' 33" West 30 feet; thence along a line parallel with the N/16 line of Section 25, South 89° 36' 33" West 220 feet to a point, a #5 steel rod; thence along a line parallel with the East line of Section 25, North 00° 06' 59" East 200 feet to a point, a #5 steel rod; thence along a line parallel with the N/16 line of Section 25, North 89° 36' 33" East 220.00 feet to the point of beginning.