



THIS SPACE RESERVED FOR

**2019-008370**

**Klamath County, Oregon**

**07/24/2019 02:43:01 PM**

**Fee: \$92.00**

After recording return to:

Mina P. Woodcock

P. O. Box 403

Chiloquin, OR 97624

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

Mina P. Woodcock

P. O. Box 403

Chiloquin, OR 97624

File No. 302262AM

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### STATUTORY WARRANTY DEED

**William Dennis Lee, Jr. ,**

Grantor(s), hereby convey and warrant to

**Mina P. Woodcock,**

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 parcel of land situate in Government Lot 28, Section 9, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at the Northwest corner of said Government Lot 28; thence along the North line of said Government Lot 28, South 89° 53 3/4' East 1000.32 feet to the TRUE POINT OF BEGINNING of this description; thence continuing along the North line of Government Lot 28, South 89° 53 3/4' East to the Northeast corner of Government Lot 28; thence South along the East line of Government Lot 28 to the Southeast corner of Government Lot 28; thence along the South line of Government Lot 28, North 89° 49 3/4' West to a point that bears South 89° 49 3/4' East 1001.25 feet along the said South line from the Southwest corner of Government Lot 28; thence North to the true point of beginning.**

The true and actual consideration for this conveyance is \$65,000.00.

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:

**2019-2020 Real Property Taxes, a lien not yet due and payable**

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 23 day of July, 19  .

X William Dennis Lee Jr.  
William Dennis Lee Jr.

State of Oregon } ss  
County of Jackson }

On this 23rd day of July, 2019; before me, Donna Beth Rodriguez a Notary Public in and for said state, personally appeared William Dennis Lee, Jr., known or identified to me to be the person(s) whose name(s) is 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.

Donna Beth Rodriguez  
Notary Public for the State of Oregon  
Residing at: Jackson County  
Commission Expires: April 20, 2021



## EXHIBIT "A"

302262AM

A parcel of land situate in Government Lot 28, Section 9, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of said Government Lot 28; thence along the North line of said Government Lot 28, South  $89^{\circ} 53 \frac{3}{4}'$  East 1000.32 feet to the TRUE POINT OF BEGINNING of this description; thence continuing along the North line of Government Lot 28, South  $89^{\circ} 53 \frac{3}{4}'$  East to the Northeast corner of Government Lot 28; thence South along the East line of Government Lot 28 to the Southeast corner of Government Lot 28; thence along the South line of Government Lot 28, North  $89^{\circ} 49 \frac{3}{4}'$  West to a point that bears South  $89^{\circ} 49 \frac{3}{4}'$  East 1001.25 feet along the said South line from the Southwest corner of Government Lot 28; thence North to the true point of beginning.