



THIS SPACE RESERVED FOR

2019-008639

Klamath County, Oregon

07/31/2019 11:25:01 AM

Fee: \$87.00

After recording return to:

Timothy G. Langford and Rebekah J. Langford

8925 Reeder Rd

Klamath Falls, OR 97603

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

Timothy G. Langford and Rebekah J. Langford

8925 Reeder Rd

Klamath Falls, OR 97603

File No. 303244AM

STATUTORY WARRANTY DEED

**William Albert Switzer and Vicki Louise Switzer who acquired title as Vickie Louise Switzer,
as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

Timothy G. Langford and Rebekah J. Langford, 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:

Parcel 1:

A parcel of land situate in the S1/2 of the NW1/4 of the SW1/4 and a portion of Government Lots 3, 4 and 5, Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the West line of Section 29 from which the West quarter corner of Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, bears North 0°18'50" East 921.81 feet; thence North 89°40' East, 2305.93 feet to an iron pin marking the Westerly right of way of the U.S.B.R. Lost River Diversion Reservoir; thence following said right of way, South 27°30' West 533.73 feet to an iron pin marking the U.S.B.R. Westerly right of way and the South boundary of this description; thence South 89°40' West 2062.26 feet to a point on the West line of Section 29, Township 39 South, Range 10 East of the Willamette Meridian; thence following said line North 0°18'50" East 472.0 feet to the point of beginning.

Parcel 2:

A piece or parcel of land situated in Government Lots 4 and 5, Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point on the West line of Section 29, from which the West quarter corner of Section 29, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, bears North 0°18'50" East 1393.81 feet; thence North 89°40' East 2062.26 feet to an iron pin marking the Westerly right of way of the U.S.B.R. Lost River Diversion Reservoir; thence following said right of way South 27°30' West 316.64 feet to a point; thence South 59°22' West, 680.4 feet to a point (point being the beginning of a curve to the right which the radius is 641.8 feet); thence South 76°46'45" West, 377.19 feet to an iron pin marking the Northerly right of way of U.S.B.R. Lost River Diversion Channel and the Southwesterly boundary of this description; thence North 33°28' West, 655.0 feet to an iron pin; thence South 63°18'25" West, 676.61 feet to a point on the West line of Section 29, Township 39 South, Range 10 East of the Willamette Meridian; thence following said line North 0°18'50" East, 459.26 feet to the point of beginning.

The true and actual consideration for this conveyance is \$645,000.00.

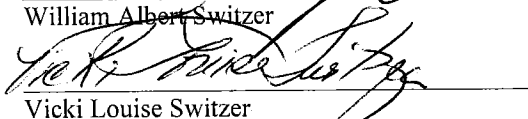
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 30 day of July, 2019

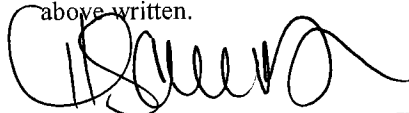

William Albert Switzer


Vicki Louise Switzer

State of Oregon } ss
County of Klamath }

On this 30 day of July, 2019, before me, Heather Sciurba a Notary Public in and for said state, personally appeared William Albert Switzer & Vicki Louise Switzer, 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 Oregon
Residing at: Klamath Falls OR
Commission Expires: Dec. 17 2021

