



THIS SPACE RESERVED FOR

2019-009078

Klamath County, Oregon

08/09/2019 03:19:00 PM

Fee: \$92.00

After recording return to:

Nicki Holmes and Dennis A. Holmes

1788 Old Fort Rd

Klamath Falls, OR 97601

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

Nicki Holmes and Dennis A. Holmes

1788 Old Fort Rd

Klamath Falls, OR 97601

File No. 310112AM

STATUTORY WARRANTY DEED

Leigh A. Yao formerly known as Leigh Ann Jongewaard, Successor Trustee(s) of the Jongewaard Loving Trust dated April 29, 1992,

Grantor(s), hereby convey and warrant to

Nicki Holmes and Dennis A. Holmes, 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:

See Exhibit "A" attached hereto and made a part hereof

The true and actual consideration for this conveyance is \$325,000.00.

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

82-
92

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 8th day of August, 2019.

Jongewaard Loving Trust

By: Leigh A. Yao
Leigh A. Yao, formerly known as Leigh
Ann Jongewaard, Successor Trustee

State of Nevada } ss.
County of Clark }

On this 8th day of August, 2019, before me, D.V. Bradley, a Notary Public in and for said state, personally appeared Leigh A. Yao known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Jongewaard Loving Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

D.V. Bradley
Notary Public for the State of Nevada »
Residing at: Las Vegas, NV
Commission Expires: 7/9/2021

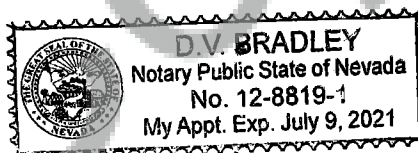


EXHIBIT "A"

A parcel of land located in the E1/2 of the SW1/4 of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point on the East line of the SW1/4 of said Section 22 from which point the center one-quarter corner of said Section 22 bears North 00°46'35" East 100.00 feet; thence along said East line of the SW1/4 South 00°46' 35" West 1439.57 feet to a point on the Northeasterly right of way line of the Collman Dairy Road; thence along said right of way line North 33°16'08" West 533.20 feet; thence North 36°13'39" West 222.68 feet; thence 159.28 feet along the arc of a 680.00 foot radius curve to the left, the long chord of which bears North 42°56'15" West 158.91 feet; thence North 49°38'52" West 99.66 feet; thence, leaving said right of way line North 44°45'29" East 891.62 feet to the point of beginning.

Also described as follows:

Parcel 3 Final Map of Minor Land Partition No. 18-89 in E1/2 SW1/4 Section 22, Township 38 South, Range 9 East, Willamette Meridian, Klamath County, Oregon.