



THIS SPACE RESERVED FOR F

**2019-010582**

**Klamath County, Oregon**

**09/12/2019 08:54:01 AM**

**Fee: \$92.00**

After recording return to:

Bruce Henry Lange and Darcel Rey Lange

379 Cobble Creek Dr

Evanston, WY 82930

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

Bruce Henry Lange and Darcel Rey Lange

379 Cobble Creek Dr.

Evanston, WY 82930

File No. 313420AM

---

### STATUTORY WARRANTY DEED

**Cleo Marie Atchley, also known as Marie Atchley, who acquired title as Marie Burns,**

Grantor(s), hereby convey and warrant to

**Bruce Henry Lange and Darcel Rey Lange, 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 FOR COMPLETE LEGAL DESCRIPTION.**

The true and actual consideration for this conveyance is \$22,500.00.

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:

**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 28th day of August, 2019.

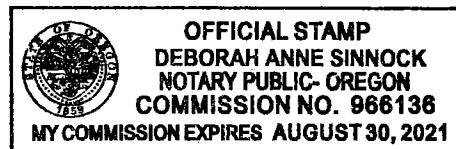
Cleo Marie Atchley  
Cleo Marie Atchley

State of OR } ss  
County of Klamath }

On this 28th day of Aug., 2019, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Cleo Marie Atchley, 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.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co  
Commission Expires: 8-30-21



## EXHIBIT "A"

313420AM

That part of Government Lot 13, located in Section 14, Township 36 South, Range 10 East of the Willamette Meridian Klamath County, Oregon and described as follows:

Beginning at a point which lies South along the section line a distance of 1,980 feet from the iron pin that marks the Northwest corner of Section 14; thence East a distance of 1,233 feet; thence South a distance of 200 feet; thence West a distance of 120 feet; thence South a distance of 260 feet; thence West a distance of 470 feet; thence South a distance of 50 feet; thence West a distance of 70 feet; thence North a distance of 50 feet; thence West a distance of 573 feet; thence North a distance of 460 feet to the point of beginning and excepting that part contained within the above parcel that is a 60 foot wide right-of-way conveyed to Klamath County by deed recorded in Volume 85, page 614, Deed Records of Klamath County, Oregon.

And excepting that part contained within the above described parcel that is a 100 foot x 110 foot lot that is owned by Western Cities Corp. described as follows:

Beginning at a point which lies South along the section line a distance of 1,980 feet from the iron pin that marks the Northwest corner of Section 14; thence East a distance of 463 feet; thence South a distance of 100 feet; thence East a distance of 110 feet; thence North a distance of 100 feet; thence West a distance of 110 feet to the point of beginning.

EXCEPTING THEREFROM that portion thereof conveyed to Ethel DeLorme and C.B. Atchley by Deed recorded March 14, 1979 in Volume M79, page 5785, Microfilm Records of Klamath County, Oregon, described as follows:

Beginning at a point which lies South along the section line a distance of 1980 feet, and East a distance of 1133 feet, and South a distance of 100 feet from the iron pin which marks the Northwest corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian and thence, running South 100 feet; thence East 120 feet; thence North 100 feet; thence West 120 feet, more or less, to the point of beginning.

AND EXCEPTING THEREFROM that portion thereof conveyed to Ethel DeLorme and C.B. Atchley by deed recorded March 14, 1979 in Volume M79, page 5786, Microfilm Records of Klamath County, Oregon, described as follows:

Beginning at a point which is 1,980 feet South and 1,113 feet East of the Northwest corner of Section 14; thence South 100 feet; thence East 120 feet; thence North 100 feet; thence West 120 feet to the point of beginning.