



THIS SPACE RESERVED FOR

2019-010680

Klamath County, Oregon

09/13/2019 01:47:01 PM

Fee: \$87.00

After recording return to:

John Reese and Alice Diane Reese

40241 Hwy. 62

Chiloquin, OR 97624

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

John Reese and Alice Diane Reese

40241 Hwy. 62

Chiloquin, OR 97624

File No. 315274AM

STATUTORY WARRANTY DEED

Christina Anne Hunter,

Grantor(s), hereby convey and warrant to

John Reese and Alice Diane Reese, 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:

That portion of the S1/2 S1/2 N1/2 S1/2 SE1/4, and N1/2 S1/2 S1/2 SE1/4, of Section 30, Township 34 South, Range 7 East of the Willamette Meridian, lying Easterly of Highway 62, Klamath County, Oregon.

EXCEPTING THEREFROM that portion thereof conveyed to Mark M. Andrews by Deed recorded December 10, 2002 in Volume M02, page 71751, Microfilm Records of Klamath County, Oregon, being more particularly described as follows:

That certain real property lying in the SE1/4 of Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point from which the Southeast corner of Section 30, Township 34 South, Range 7 East, bears South 00°02'56" East a distance of 324.84 feet; thence from said point of beginning North 89°34'07" West 636.99 feet; thence North 00°02'56" West 489.11 feet; thence South 89°24'05" East 637.00 feet; thence South 00°05'56" East 487.25 feet to the point of beginning.

AND EXCEPTING THEREFROM that portion thereof conveyed to Rita A. Sheppard and Jon M. Sheppard, as Tenants by the Entirety, by deed recorded October 2, 2003 in Volume M03, page 73806, Microfilm Records of Klamath County, Oregon, being more particularly described as follows:

A parcel of land situated in the S1/2 SE1/4, Section 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a ½ inch iron rod on the Easterly right-of-way line of Oregon State Highway 62 from which the one-quarter corner common to Sections 30 and 31 bears South 12°02'07" West 641.54 feet; thence South 89°24'05" East 934.42 feet leaving said Easterly line to a one-half inch iron rod; thence South 00°02'56" East 491.70 feet to a ½ inch iron rod; thence North 89°34'07" West 832.86 feet to a ½ inch iron rod on said Easterly line; thence North 11°38'01" West 505.58 feet along said Easterly line to the point of beginning.

The true and actual consideration for this conveyance is \$135,000.00.

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 9th day of Sept., 2019.

Christina Anne Hunter
Christina Anne Hunter

State of OR } ss
County of Klamath }

On this 9th day of Sept, 2019, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Christina Anne Hunter, 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

