



THIS SPACE RESERVED FOR

2019-011288

Klamath County, Oregon

09/27/2019 01:15:01 PM

Fee: \$92.00

After recording return to:

Isabel DeBerry

8221 Highway 66

Klamath Falls, OR 97601

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

Isabel DeBerry

8221 Highway 66

Klamath Falls, OR 97601

File No. 320568AM

STATUTORY WARRANTY DEED

**Gary E. Kobriger and Angela S. Kobriger,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Isabel DeBerry,

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 Attached Exhibit 'A'

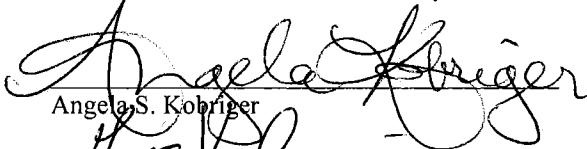
The true and actual consideration for this conveyance is \$299,000.00.

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 20 day of September, 2019.


Angela S. Kobriger

Gary E. Kobriger

State of Oregon } ss
County of Klamath }

On this 20 day of September, 2019, before me, Lisa Legget Weatherby, a Notary Public in and for said state, personally appeared Gary E. Kobriger and Angela S. Kobriger, 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.

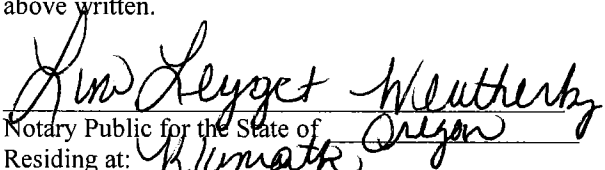

Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10/19/19



EXHIBIT 'A'

File No. 320568AM

PARCEL 1:

A portion of the SW1/4 NW1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of the Klamath Falls-Ashland Highway and distant along said line of Highway 277.9 feet from intersection of said line and the East line of said SW1/4 NW1/4; thence Southwesterly along said line of Highway, 1050 feet to the most Easterly corner of the property herein conveyed which is the true point of beginning; thence North 40 degrees 00' West 400 feet; thence Southwesterly and parallel to said line of Highway 150 feet; thence South 40 degrees 00' East 400 feet to said line of Highway; thence Northeasterly along said line of Highway 150 feet to the point of beginning.

PARCEL 2:

A portion of the SW1/4 NW1/4 of Section 23, Township 39 south, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the North line of the Klamath Falls-Ashland Highway and distant along said line of Highway 277.9 feet Southwesterly from the intersection of said line and the East line of said SW1/4 NW1/4; thence Southwesterly along said line of Highways, 1200 feet to the most Easterly corner of the property herein conveyed which is the true point of beginning; thence North 40 degrees 00' West 400 feet; thence Southwesterly and parallel with said line of said Highway 150 feet; thence South 40 degrees 00' East 400 feet to said Westerly line of said highway; thence Northeasterly 150 feet to the point of beginning.