



THIS SPACE RESERVED FOR

2019-011400

Klamath County, Oregon

10/01/2019 09:01:01 AM

Fee: \$87.00

After recording return to:

Cyndie Siemsen and Donald Siemsen

18689 Sprague River Road

Chiloquin, OR 97624

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

Cyndie Siemsen and Donald Siemsen

18689 Sprague River Road

Chiloquin, OR 97624

File No. 319520AM

STATUTORY WARRANTY DEED

Bruce M. Boyd and Suzy A. Boyd, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Cyndie Siemsen and Donald Siemsen, 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

The E1/2 of the NE1/4 of the SE1/4 of Section 20, Township 35 South, Range 10 East, Willamette Meridian, in Klamath County, Oregon.

PARCEL 2

The S1/2 of the S1/2 of the SW1/4 of Section 20, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3

The S1/2 of the SE1/4 of Section 20, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4

The SW1/4 of the SW1/4 of Section 21, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$550,000.00.

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 30th day of Sept., 2019.

Bruce M. Boyd
Bruce M. Boyd

Suzy A. Boyd
Suzy A. Boyd

State of OR } ss
County of KLAMATH }

On this 30th day of Sept., 2019, before me, DEBORAH ANNE SINNOCK a Notary Public in and for said state, personally appeared Bruce M. Boyd and Suzy A. Boyd, 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

