



THIS SPACE RESERVED FOR

2019-011818

Klamath County, Oregon

10/09/2019 03:15:01 PM

Fee: \$87.00

After recording return to:

Adrienne Lee Taylor

PO BOX 245

Nehalem, OR 97131

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

Adrienne Lee Taylor

PO BOX 245

Nehalem, OR 97131

File No. 316030AM

### STATUTORY WARRANTY DEED

**Wesley K. Thimote ,**

Grantor(s), hereby convey and warrant to

**Adrienne Lee Taylor,**

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:

**A PARCEL OF LAND SITUATED IN THE N1/2 AND SW1/4 OF SECTION 28, TOWNSHIP 34 SOUTH RANGE 8 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE CENTER 1/4 CORNER OF SAID SECTION 28; THENCE N89°47'28"E 659.12 FEET TO THE C-W-E 1/64 CORNER OF SAID SECTION 28; THENCE N00°19'23"W, ALONG THE NORTH-SOUTH CENTERLINE OF THE SW1/4 NE1/4 OF SAID SECTION 28, 899.69 FEET, TO A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SPRAGUE RIVER ROAD; THENCE N67°34'53"W, ALONG THE SAID RIGHT OF WAY LINE, 1939.38 FEET, TO THE CENTERLINE OF CORBELL BUTTE ROAD; THENCE S21°37'34"W, ALONG THE SAID CENTERLINE, 305.06 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF THE SAID NE1/4 OF SECTION 28; THENCE S89°51'10"W 63.79 FEET TO THE NW1/16 CORNER OF SAID SECTION 28; THENCE S00°32'10"E 1362.76 FEET TO THE C-W 1/16 CORNER OF SAID SECTION 28; THENCE N89°47'28"E 651.12 FEET TO THE C-E-W 1/64 CORNER OF SAID SECTION 28; THENCE S00°12'44"E 1321.73 FEET TO THE C-E-SW 1/64 CORNER OF SAID SECTION 28; THENCE N89°50'54"E 652.74 FEET TO THE C-S 1/16 CORNER OF SAID SECTION 28; THENCE N00°16'55"W 1322.39 FEET TO THE POINT OF BEGINNING, CONTAINING 77.9 ACRES, MORE OR LESS, WITH BEARINGS BASED ON RECORD OF SURVEY 3716 ON FILE AT THE OFFICE OF THE KLAMATH COUNTY SURVEYOR.**

And also further described as follows:

**Unsurveyed Parcel 1 of Land Partition 4-10, situated in the N1/2 and SW1/4 of Section 28, Township 34 South, Range 8 East, Willamette Meridian, filed May 14, 2010 in Volume 2010-005931, Microfilm Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$369,000.00.

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**

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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.

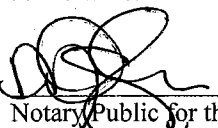
Dated this 3 day of October, 2019

  
Wesley K. Thimote

State of Oregon } ss  
County of Clatsop }

On this 3 day of October, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared Wesley K. Thimote, 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: Clatsop County  
Commission Expires: 3/15/22

