



THIS SPACE RESERVED FOR

2019-011886
Klamath County, Oregon
10/11/2019 10:16:01 AM
Fee: \$87.00

After recording return to:

Sara Welge

12707 Hwy 66

Klamath Falls, OR 97601

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

Sara Welge

12707 Hwy 66

Klamath Falls, OR 97601

File No. 319007AM

STATUTORY WARRANTY DEED

Traci J. Thompson,

Grantor(s), hereby convey and warrant to

Sara Welge,

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 lying in Section 32, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a well-established fence corner, which corner is common to the land owned by Colwell, Heim and Hess, and which fence corner lies North 89° 19.9' West 368 feet distant from the Northeast corner of the SE1/4 of the SW1/4 of Section 29, Township 39 South, Range 8 East of the Willamette Meridian, thence South 89° 19.9' East 368 feet along a well-established fence lying between lands owned by Colwell and Hess; thence along said fence and bearing 413.60 feet to a steel bar; thence along said fence and bearing 30.11 feet; thence South 4° 11.3' East 3029.41 feet to a steel bar; thence North 72° 14.4' East 296.98 feet to a steel bar, which bar is the true point of beginning of this description; thence North 72° 14.4' East 194 feet to a steel bar; thence South 0° 53' West 200 feet to a steel bar set in an established fence which lies on the Northwesterly right of way line of the Klamath Falls-Ashland State Highway; thence South 72° 56.4' West 135 feet along said fence and right of way line to a steel bar; thence North 16° 16.7' West 187.93 feet to a steel bar which is the true point of beginning.

The true and actual consideration for this conveyance is \$170,000.00.


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

87.

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 October, 2019.


Traci J. Thompson

State of Oregon } ss
County of Benton }

On this 9 day of October, 2019, before me, Margarita Solis, a Notary Public in and for said state, personally appeared Traci J. Thompson, 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.

M. Solis, Notary Public
Notary Public for the State of Oregon
Residing at: Linn County
Commission Expires: 11/26/2022

