



THIS SPACE RESERVED FOR

2019-011936

Klamath County, Oregon

10/11/2019 03:49:01 PM

Fee: \$87.00

After recording return to:

Michael Lorn Rook

4045 Middle Two Rock Rd

Petaluma, CA 94952

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

Michael Lorn Rook

4045 Middle Two Rock Rd

Petaluma, CA 94952

File No. 322186AM

STATUTORY WARRANTY DEED

Michael D. Popp,

Grantor(s), hereby convey and warrant to

Michael Lorn Rook,

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:

Unsurveyed Parcel 1 of "land partition 33-02", situated in the S1/2 SE1/4 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, Klamath county, Oregon, being more particularly described as follows:

Beginning at the Southeast corner of said Parcel 1, said point being on the east line of said section 10, from which the Southeast corner of said Section 10 bears South 00°39'w 522.12 feet; thence South 88°21' West, parallel with the South line of said Section 10, 2654.8 feet to the West line of the SE1/4 of said Section 10; thence North 00°37' East, along the said West line, 899.5 feet; thence, leaving said West line, North 68°39' East 429.00 feet; thence North 57°43' East 2109.36 feet; thence North 89°17' East 484.44 feet to the said East line of Section 10; thence South 00°39' West 2109.96 feet to the point of beginning, with bearings based on the plat of "land partition 33-02" on file at the office of the Klamath county clerk.

The true and actual consideration for this conveyance is \$525,000.00.

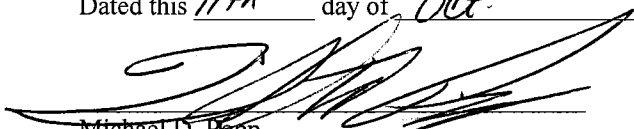
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

2019-2020 Real Property Taxes, a lien not yet due and payable

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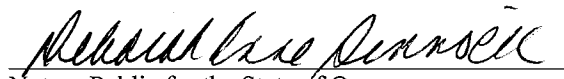
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 11th day of Oct., 2019.


Michael D. Popp

State of Oregon } ss
County of Klamath }

On this 11th day of Oct., 2019, before me, Deborah Anne Sinnock a
Notary Public in and for said state, personally appeared Michael D. Popp, 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 Falls, Oregon
Commission Expires: 8-30-21

