



THIS SPACE RESERVED FOR

2019-012089

Klamath County, Oregon

10/16/2019 09:32:01 AM

Fee: \$87.00

After recording return to:

Richard G. Harter and Pamellia L. Harter

P.O. Box 364

Sprague River, OR 97639

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

Richard G. Harter and Pamellia L. Harter

P.O. Box 364

Sprague River, OR 97639

File No. 323900AM

STATUTORY WARRANTY DEED

Anthony Funston also known as Anthony E. Funston,

Grantor(s), hereby convey and warrant to

Richard G. Harter and Pamellia L. Harter, 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:

A portion of the NW1/4 SW1/4 of Section 7, Township 37 South, Range 15 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the brass cap monument marking the West quarter corner of said Section 7; thence South 00°41'19" West 658.21 feet to a 5/8" iron pin and the true point of beginning; thence continuing South 00°41'19" West 658.22 feet to a 5/8" iron pin; thence North 89°37'41" East 1363.08 feet to a 5/8" iron pin; thence North 00°04'44" West 658.36 feet to a point; thence South 89°37'04" West 1354.26 feet to the true point of beginning, with bearings based on Survey #2401.

PARCEL 2:

The N 1/2 of Government Lot 4 in Section 7, Township 35 South, Range 15 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$129,000.00.

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:

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 14th day of Oct, 2019.



Anthony E. Funston

State of OR } ss
County of Klamath }

On this 14th day of Oct, 2019, before me, Deborah Anne Sinnock Notary Public in and for said state, personally appeared Anthony E. Funston, 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 OR
Residing at: Klamath Co
Commission Expires: 8-30-21

