



THIS SPACE RESERVED FOR

2019-012142

Klamath County, Oregon

10/16/2019 11:36:01 AM

Fee: \$87.00

After recording return to:

Michael A. Maltby and Marilyn A. Maltby

13691 Harper St

Westminster, CA 92683

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

Michael A. Maltby and Marilyn A. Maltby

13691 Harper St

Westminster, CA 92683

File No. 317763AM

### STATUTORY WARRANTY DEED

**Robert R. Rathborne as to one-half interest and Josefina R. Enriquez and Michel Kuhlins, as Tenants by the Entirety, as to one half interest,**

Grantor(s), hereby convey and warrant to

**Michael A. Maltby and Marilyn A. Maltby, 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:

**A parcel of land in Government Lot 2 in the NE1/4 of the NE1/4 of Section 30, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point which is the NW corner of said Government Lot 2; thence East 437' along the center line of county road to a point; thence South 8 degrees 07' East 30' TO THE TRUE POINT OF BEGINNING; thence South 8 degrees 07' East to the Westerly bank of the Williamson River. Thence North 41 degrees 01' East 1,226.6 feet, more or less, along the Westerly bank of said river to the North boundary of said Section 30; thence West 422.8 feet to Northeasterly right of way of State Highway 427; thence West 116 feet to the Southwesterly right of way of said highway; thence West 266.2 feet along center line of said county road to a point; thence South 8 degrees 07' East 30 feet to the true point of beginning.**

**EXCEPTING THEREFROM that portion of Government Lot 2, Section 30, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying North and East of State Highway 427 and West of the Williamson River in Klamath County, Oregon.**

**ALSO EXCEPTING THEREFROM that portion conveyed to the State of Oregon, by and through its Department of Transportation, Highway Division by Deed recorded April 14, 1981 in Volume M81, page 6691, Microfilm Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$505,000.00.

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 13 day of October, 2019.

  
Robert R. Rathborne


  
Josefina R. Enriquez by Michel Kuhlins, her attorney in fact

  
Michel Kuhlins

State of California } ss  
County of San Mateo }

On this 13 day of October, 2019, before me, Irina A. Artyeva a Notary Public in and for said state, personally appeared Robert R. Rathborne, Michel Kuhlins, individually and as attorney in fact for Josefina R. Enriquez, 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 California

Residing at: Halt Moon Bay, CA

Commission Expires: 8/11/2023

