



THIS SPACE RESERVED FOR

2019-012322

Klamath County, Oregon

10/21/2019 02:45:01 PM

Fee: \$87.00

After recording return to:

Erik M. Salyer

11630 39 Highway

Klamath Falls, OR 97603

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

Erik M. Salyer

11630 39 Highway

Klamath Falls, OR 97603

File No. 317719AM

### STATUTORY WARRANTY DEED

**Nickolas M. Randall,**

Grantor(s), hereby convey and warrant to

**Erik M. Salyer,**

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 S1/2 S1/2 NE1/4 of Section 1, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at the East one-quarter corner of Section 1; thence North 89°45'40" West 30.00 feet to a 3/4" iron rod at the intersection with the Westerly right of way line of Oregon State Highway 39; thence North 00°15'29" East 229.06 feet along the Westerly right of way line of said Highway 39 to a 5/8" iron rod, being a corner of said parcel, the true point of beginning; thence North 89°45'40" West 950.84 feet to a 5/8" iron rod; thence South 00°15'29" West 229.06 feet to a 5/8" iron rod at the intersection with the center one-quarter section line of Section 1; thence North 89°45'40" West 1663.99 feet along the center one-quarter section line of Section 1 to the center one-quarter corner of Section 1 marked by a 5/8" iron rod; thence North 00°04'23" East 664.33 feet along the center one-quarter section line of Section 1 to a point; thence South 89°46'18" East 2616.98 feet to a point at the intersection with the Westerly right of way line of said Highway 39; thence South 00°15'29" West 435.75 feet along the Westerly right of way line of said Highway 39 to the point of true beginning.**

**The basis of bearing Minor Land Partition No. 79-82 on file in the office of the County Clerk of Klamath County, Oregon, and designated as Parcel 2 of said Minor Land Partition.**

**EXCEPTING THEREFROM a 40 foot wide strip of K.I.D. Drain over and across the S1/2 S1/2 NE1/4 Section 1, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.**

The true and actual consideration for this conveyance is \$465,000.00.

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 17 day of October, 2019

  
Nickolas M. Randall

State of Oregon } ss  
County of Klamath }

On this 17 day of October, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared Nickolas M. Randall, 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 County  
Commission Expires: 3/15/22

