



THIS SPACE RESERVED FOR

2019-012456

Klamath County, Oregon

10/24/2019 01:25:01 PM

Fee: \$87.00

After recording return to:

Patrick Trippett and Mandy Trippett

3635 Vale Rd

Klamath Falls, OR 97603

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

Patrick Trippett and Mandy Trippett

3635 Vale Rd

Klamath Falls, OR 97603

File No. 327107AM

STATUTORY WARRANTY DEED

Barbara L. Clary and Jerrold B. Walter, not as tenants in common but with right of survivorship,

Grantor(s), hereby convey and warrant to

Patrick Trippett and Mandy Trippett, 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 tract of land situated in the SE1/4 NE1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point marked by a 5/8 inch iron pin on the Easterly right of way line of Booth Road, said point being South 89° 53' 08" East (North 89° 54' East by recorded plat of Junction Acres) 1360.71 feet and North 00° 10' 47" East (North 00° 04' East by said Junction Acres) 484.00 feet from the Center quarter corner of said Section 7, as established by Survey No. 759, as recorded in office of the Klamath County Surveyor; thence North 00° 10' 47" East, along said Easterly right of way line, 323.95 feet to its intersection with the Southerly right of way line of State Highway No. 140; thence South 70° 59' 35" East, along the Southerly right of way line of said State Highway, 507.13 feet; thence South 00° 10' 47" West, parallel with the Easterly right of way line of said Booth Road, 160.29 feet; thence North 89° 49' 13" West 480.00 feet to the point of beginning.

PARCEL 2:

A tract of land situated in the SE1/4 NE1/4 of Section 7, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point marked by a 5/8 inch iron pin on the Easterly right of way line of Booth Road, said point being South 89° 53' 08" East (North 89° 54' East by recorded plat of Junction Acres) 1360.71 feet and North 00° 10' 47" East (North 00° 04' East by said Junction Acres) 257.00 feet from the center quarter corner of said Section 7, as established by Survey No. 759, as recorded in the office of the Klamath County Surveyor; thence North 00° 10' 47" East, along said Easterly right of way line, 227.00 feet; thence South 89° 49' 13" East 480.00 feet; thence South 00° 10' 47" West, parallel with the said Easterly right of way line, 227.00 feet; thence North 89° 49' 13" West 480.00 feet to the point of beginning.

The true and actual consideration for this conveyance is \$480,000.00.

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 22 day of October, 2019.

Barbara L. Clary
Barbara L. Clary

Jerrold B. Walter
Jerrold B. Walter

State of Oregon } ss
County of Klamath }

On this 22 day of October, 2019, before me, Stacy Howard a Notary Public in and for said state, personally appeared Barbara L. Clary and Jerrold B. Walter, 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.

Stacy Howard
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10-1-23

