



2019-012881
 Klamath County, Oregon
 11/01/2019 03:47:01 PM
 Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:
 James Lockrem and Vanessa R. Lockrem
 3220 Old Midland Rd
 Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
 James Lockrem and Vanessa R. Lockrem
 3220 Old Midland Rd
 Klamath Falls, OR 97603
 File No. 325342AM

STATUTORY WARRANTY DEED

Robert L. Krieger, Jr. and Camille E. Krieger, as Tenants by the Entirety,
 Grantor(s), hereby convey and warrant to

James Lockrem and Vanessa R. Lockrem, 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 portion of the NE1/4 NW1/4 of Section 3, Township 40 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin on the South line of the Midland Road which bears South 0°30'53" East a distance of 30.0 feet from the North quarter corner of said Section 3; thence South 0°30'53" East along the East line of said NE1/4 NW1/4 a distance of 1288.75 feet to a 5/8 inch iron pin; thence North 89°48'10" West a distance of 299.5 feet to a 5/8 inch iron pin; thence North 0°30'53" West a distance of 1287.28 feet to a 5/8 inch iron pin on the South line of Midland Road; thence North 89°54'58" East along said South line a distance of 299.5 feet to the point of beginning. LESS that portion lying within the right of way of the U.S.R.S. C-4 Lateral.

The true and actual consideration for this conveyance is \$350,000.00.
 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 29 day of October, 2019.

Robert L. Krieger Jr.
Robert L. Krieger Jr.

Camille E. Krieger
Camille E. Krieger

State of Oregon } ss
County of Klamath }

On this 29 day of October, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared Robert L. Krieger, Jr. and Camille E. Krieger, 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.

Melissa R. Strom
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/15/22

