



THIS SPACE RESERVED FOR

2019-012901

Klamath County, Oregon

11/04/2019 11:10:01 AM

Fee: \$87.00

After recording return to:

Kirby W Edmunds and Marci L Edmunds

PO Box 281

Corbett, OR 97019

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

Kirby W Edmunds and Marci L Edmunds

PO Box 281

Corbett, OR 97019

File No. 325528AM

### STATUTORY WARRANTY DEED

**Todd W. Anderson and Paula R. Anderson, Trustees of the Todd and Paula Anderson Living Trust dated March 12, 2018,**

Grantor(s), hereby convey and warrant to

**Kirby W Edmunds and Marci L Edmunds, 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 tract of land situated in the NW1/4 of the SE1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning at a point 480 feet South from an iron pin marking the Northeast corner of the NW1/4 SE1/4 of said Section 18; thence 120 feet South to an iron pin; thence approximately 309.6 feet West to the center of Crescent Creek; thence Northerly along the center line of Crescent Creek to a point approximately 309.75 feet West of the point of beginning; thence East approximately 309.75 feet to the point of beginning.**

**TOGETHER WITH a perpetual easement for ingress and egress from said property over the Easterly 25 feet of the NW1/4 SE1/4 and the SW1/4 NE1/4 and the Northerly 25 feet of the SE1/4 NE1/4 of said Section 18 which lies Southwesterly of the Willamette Highway and Northerly and Easterly of said described property, as created by instruments recorded April 8, 1965 in Volume 360, page 523, Deed Records of Klamath County, Oregon, and recorded October 19, 1960 in Volume 324, page 615, Deed Records of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2407-018D0-03400

The true and actual consideration for this conveyance is \$359,000.00.

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:

Return To:



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.

Todd and Paula Anderson Living Trust dated March 12, 2018

By: Todd W. Anderson Date: 10/29/19  
Todd W. Anderson, Trustee

By: Paula R. Anderson Date: 10/29/19  
Paula R. Anderson, Trustee

State of Oregon } ss.  
County of Benton }

On this 29 day of October, 2019, before me, Caryn C. Gilliam a Notary Public in and for said state, personally appeared Todd W Anderson and Paula R Anderson known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Todd and Paula Anderson Living Trust dated March 12, 2018, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]  
Notary Public for the State of Oregon  
Residing at: Oregon  
Commission Expires: 12/20/19

