



THIS SPACE RESERVED FOR

2019-013073

Klamath County, Oregon

11/07/2019 01:41:02 PM

Fee: \$87.00

After recording return to:

Paul J Simpson

8111 Hwy 66

Klamath Falls, OR 97601

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

Paul J Simpson

same as above

File No. 327414AM

STATUTORY WARRANTY DEED

Eric T. Egeline,

Grantor(s), hereby convey and warrant to

Paul J Simpson,

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:

Real property in the County of Klamath, State of Oregon, described as follows:

A portion of the SW1/4 of the NW1/4 of Section 23, Township 39 South, Range 8 East of the Willamette Meridian, described as follows:

Beginning at a point marked by an iron pin on the North line of the Klamath Falls-Ashland Highway and distant along said North line of Highway 277.9 feet from the intersection of said line and the East line of said SW1/4 of NW1/4; thence Southwesterly along said line of Highway 300 feet to the Southeast corner of the property herein described; thence North 35° West 400 feet; thence Southwesterly and parallel with said line of Highway 125 feet; thence Southeasterly to a point on the North right of way line of the Klamath Falls-Ashland Highway 100 feet West of the point of beginning; thence Northeasterly along said line of Highway 100 feet to the point of beginning, being the Southeast corner of the property herein described.

The true and actual consideration for this conveyance is \$258,000.00.

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:

87

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 31 day of October, 2019.

Eric T. Egeline
Eric T Egeline

State of Oregon } ss
County of Klamath }

On this 31 day of October, 2019, before me, Lynda West a Notary Public in and for said state, personally appeared Eric T. Egeline, 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.

Lynda West
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 1-30-21

