

**2019-013626****Klamath County, Oregon**

11/21/2019 01:44:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

James Frances Whaling Jr. and Aimee LeAnne
Whaling

20203 N Poe Valley Rd

Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:James Frances Whaling Jr. and Aimee LeAnne
Whaling

20203 N Poe Valley Rd

Klamath Falls, OR 97603

File No. 329061AM

STATUTORY WARRANTY DEED**Kasey D. Schmidtbauer,**

Grantor(s), hereby convey and warrant to

James Frances Whaling Jr. and Aimee LeAnne Whaling, 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:**

Beginning at the Northwest corner of Lot one (1) of Section twenty-one (21) in Township thirty-nine (39) South of Range eleven and one-half (11 ½) East of the Willamette Meridian, Klamath County, Oregon; thence East along the North line of said Lot one (1), a distance of 1,190.0 feet; thence South 450.00 feet, more or less, to the Northwesterly right of way boundary line of a U.S. Bureau of Reclamation canal known as "E Lateral"; thence Southwesterly along said right of way boundary line to its intersection with the West line of said Lot one(1); thence North 1,300 feet, more or less, to the point of beginning; being the Westerly 1,190.0 feet of that portion of said Lot one (1), of said Section, Township and Range, lying North of said "E Lateral".

Parcel 2:

All that part of the Westerly 1190 feet of Government Lot 1 in Section 21, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, lying between the North boundary of the U.S. Bureau of Reclamation canal known as "E Lateral" and the North boundary of North Poe Valley Road. EXCEPTING THEREFROM that part of the above tract with the right of way of the U.S. Bureau of Reclamation canal known as "E Lateral".

The true and actual consideration for this conveyance is \$475,000.00.

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.

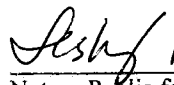
Dated this 19th day of NOVEMBER, 2019.



Kasey D. Schmidtbauer

State of WASHINGTON } ss
County of CLALLAM }

On this 19th day of November, 2019, before me, LESLY DEANGELO a Notary Public in and for said state, personally appeared Kasey D. Schmidtbauer, 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.

 LESLY DEANGELO - NOTARY PUBLIC

Notary Public for the State of WASHINGTON

Residing at: 112 N. PEARBODY, PORT ANGELES, WA 98362

Commission Expires: 9-18-2023

