



THIS SPACE RESERVED FOR

2019-014808

Klamath County, Oregon

12/20/2019 09:09:01 AM

Fee: \$92.00

After recording return to:

Rod Stephens

2660 S. 800 E. 5

Price, UT 84501

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

Rod Stephens

2660 S. 800 E. 5

Price, UT 84501

File No. 332282AM

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### STATUTORY WARRANTY DEED

**Gordon R. Lilly and Dary M. Johnson and Shirley M. Johnson, as Tenants by the Entirety  
all as Tenants in Common ,**

Grantor(s), hereby convey and warrant to

**Rod Stephens,**

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:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.**

The true and actual consideration for this conveyance is \$170,000.00.

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:

**THIS DOCUMENT IS BEING SIGNED IN COUNTERPART.**

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 18 day of Dec, 19.

X Gordon Roy Lilly  
Gordon Roy Lilly,

X Dary M. Johnson  
Dary M. Johnson

X Shirley M. Johnson  
Shirley M. Johnson

State of Oregon } ss  
County of Jackson }

On this 18<sup>th</sup> day of December, 2019, before me, Donna Beth Rodriguez a Notary Public in and for said state, personally appeared Gordon R. Lilly, Dary M. Johnson and Shirley M. Johnson, 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.

Donna Beth Rodriguez  
Notary Public for the State of Oregon  
Residing at: Jackson County  
Commission Expires: April 20, 2021



EXHIBIT 'A'

File No. 332282AM

All that portion of the E1/2 of the SE1/4 of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, lying Westerly of the West right of way of Washburn Way. EXCEPTING THEREFROM a tract of land situated in the SE1/4 of the SE1/4 of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point at the intersection of the Northerly right of way line of Midland Road and the Westerly right of way line of Washburn Way, said point being South 89 ° 57' 30" West 320.80 feet and North 00 ° 10' 55" West 30.00 feet from the Southeast corner of said Section 33; thence South 89 ° 57' 30" West along the Northerly line of said Midland Road 1005.79 feet to the West line of the SE1/4 of the SE1/4 of said Section 33; thence North 00° 11' 02" West along said line 917.50 feet; thence South 82 ° 34' 03" East 1134.93 feet to the Westerly right of way line of the said Washburn Way; thence Southwesterly along the said Westerly right of way line, on the arc of a curve to the right (radius point bears South 53 ° 32' 55" East a distance of 602.96 feet, central angle is 36 ° 38' 00") 385.52 feet and South 00 ° 10' 55" East 409.80 feet to the point of beginning.

ALSO EXCEPTING THEREFROM a portion of the SE1/4 of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at the initial point marked by a 2" x 36" galvanized iron pipe situated North 00 ° 10' 55" West 1211.00 feet and South 89 ° 49' 05" West 30.00 feet from the Southeast corner of said Section 33, said point being on the Westerly right-of-way line of the County Road; thence North 00 ° 10' 55" West 1025.00 feet along the right-of-way of said County Road; thence South 89 ° 49' 05" West 360.00 feet; thence South 00 ° 10' 55" East 1077.05 feet; thence South 36 ° 27' 05" West 67.39 feet; thence South 53 ° 32' 55" East 365.08 feet to a point on the Westerly right-of-way line of said County Road, said point being the P. O. of a 10 degree curve to the left (center angle is 36 ° 38' 00"); thence along the arc of said curve 347.15 feet to the P. T. of said curve being the point of beginning of this description.

ALSO EXCEPTING THEREFROM any portion lying within the right of way of Washburn Way.