



THIS SPACE RESERVED FOR

2019-014835

Klamath County, Oregon

12/20/2019 01:37:01 PM

Fee: \$87.00

After recording return to:

Taylor J. Evans and Justina M. Evans

37735 Parkview Dr

Chiloquin, OR 97624

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

Taylor J. Evans and Justina M. Evans

37735 Parkview Dr

Chiloquin, OR 97624

File No. 331021AM

STATUTORY WARRANTY DEED

Christopher Engel ,

Grantor(s), hereby convey and warrant to

Taylor J. Evans and Justina M. Evans, 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

A tract of land situated in Government Lot 4 in the Southeast 1/4 Southeast 1/4 of Section 16, Township 33 South, Range 7 1/2 East of the Willamette Meridian Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 4, Section 16, Township 33 South, Range 7 1/2 East of the Willamette Meridian; thence Northwesterly along the boundary line of said lot 4, 150 feet; thence West to the center or middle of water ditch 175 feet, more or less; thence Southwesterly along the center or middle of said water ditch to the center of the county road, 150 feet; more or less; thence East to the place of beginning. EXCEPTING THEREFROM that tract measuring 50 feet by 100 feet previously conveyed by Guss A. Page and Opal G. page, his wife, to William A. Page, described as follows:

Beginning at a point 150 feet Northwesterly from the Southeast corner of Lot 4, Section 16, Township 33 South, Range 7 1/2 East of the Willamette Meridian, said point being on the East boundary line of said Lot; thence West 100 feet; thence South and at right angles 50 feet; thence East to the East boundary line of said lot, 100 feet; thence Northwesterly along the said boundary line of said lot, 50 feet to the place of beginning.

Also EXCEPTING THEREFROM: A tract of land situated in Government Lot 4 in the Southeast 1/4 of Southeast 1/4 of Section 16, Township 33 South, Range 7 1/2 East of the Willamette Meridian. Described as follows: Beginning at the intersection of the North line of "A" Street and the West line of Reserve Street; thence Northwesterly along the West line of Reserve Street 68 feet more or less to the Southeast corner of a tract of land conveyed by deed recorded December 5, 1927 in Volume 79, page 196; thence West along the South line of said deed and its extension 125 feet; thence South at right angles to the North line of "A" Street; thence East along said North line to the point of beginning.

PARCEL 2

A tract of land situated in Government Lot 4 in the Southeast 1/4 Southeast 1/4 of Section 14, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly as follows:

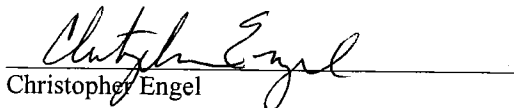
Beginning at a point 150 feet Northwesterly from the Southeast corner of Lot 4 of Section 16, Township 33 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, said point being on the East boundary line of said lot; thence West 100 feet; thence South and at right angles 50 feet; thence East to the East boundary line of said lot, 100 feet; thence Northwesterly along the said boundary line of said lot; 50 feet to the place of beginning.

The true and actual consideration for this conveyance is \$67,900.00.

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.

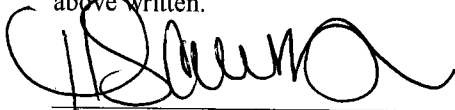
Dated this 19 day of Dec. 2019


Christopher Engel

State of Oregon } ss
County of Klamath }

On this 19 day of December, 2019, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Christopher Engel, 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.



Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 12/17/2021

