



THIS SPACE RESERVED FOR

2020-000076

Klamath County, Oregon

01/03/2020 10:50:01 AM

Fee: \$87.00

After recording return to:

Todd G. Flocchini and Gian Y. Christmas

10835 Hill Rd

Klamath Falls, OR 97603

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

Todd G. Flocchini and Gian Y. Christmas

10835 Hill Rd

Klamath Falls, OR 97603

File No. 326478AM

STATUTORY WARRANTY DEED

Stanley E. Thompson, Janet E. Haggard and Mildred A. Dearing, as Tenants in Common,

Grantor(s), hereby convey and warrant to

Todd G. Flocchini and Gian Y. Christmas, 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:

Unsurveyed Parcel 2 Land Partition 53-97, situated in the SW1/4 SW1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

More particularly described as follows:

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL 2, SAID POINT BEING THE WEST 1/16 CORNER COMMON TO SECTION 5, T40S, R10EWM, AND SAID SECTION 32; THENCE N89°58'20"W, ALONG THE SOUTH LINE OF SAID SECTION 32, 1092.79 FEET TO THE EASTERLY RIGHT OF WAY LINE OF THE U.S.R.S. "G" CANAL; THENCE, ALONG THE SAID EASTERLY RIGHT OF WAY LINE, N15°41'40"E 50.28 FEET, ON THE ARC OF A CURVE TO THE LEFT (RADIUS EQUALS 1005.40 FEET AND CENTRAL ANGLE EQUALS 09°10'00") 160.85 FEET, N06°31'40"E 253.60 FEET, ON THE ARC OF A CURVE O THE LEFT (RADIUS EQUALS 623.70 FEET AND CENTRAL ANGLE EQUALS 11°40'00") 127.00 FEET AND N05°08'20"W 111.56 FEET; THENCE, LEAVING THE SAID EASTERLY RIGHT OF WAY LINE, S87°12'27"E 1031.16 FEET TO A POINT ON THE EAST LINE OF THE SAID SW1/4 SW1/4; THENCE S00°11'05"W 646.20 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON THE PLAT OF "LAND PARTITION 53-97" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY CLERK.

The true and actual consideration for this conveyance is \$525,000.00.

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 12 day of December, 2019.

Stanley E. Thompson by Mildred A. Dearing, his Attorney in fact
Stanley E. Thompson by Mildred A. Dearing, his attorney in fact

Janet E. Haggard by Mildred A. Dearing, her Attorney in fact
Janet E. Haggard by Mildred A. Dearing, her attorney in fact

Mildred A. Dearing
Mildred A. Dearing

State of Oregon } ss
County of Klamath }

On this 12th day of December, 2019, before me, Stacy Howard a Notary Public in and for said state, personally appeared Mildred A. Dearing, individually and as Attorney in Fact for Stanley E. Thompson and Janet E. Haggard, 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.

Stacy Howard
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10-1-23

