



THIS SPACE RESERVED FOR

2020-000093

Klamath County, Oregon

01/03/2020 01:24:01 PM

Fee: \$92.00

After recording return to:

Timothy DeSpain

PO Box 308

Midland, OR 97634

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

Timothy DeSpain

PO Box 308

Midland, OR 97634

File No. 335935AM

STATUTORY WARRANTY DEED

James Harvey Louis and Greg Evan Jones, Succesor Co-Trustee(s) of the Mosurak Family Trust, UAD June 25, 1998,

Grantor(s), hereby convey and warrant to

Timothy DeSpain,

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:

A parcel of land situated in the SW1/4 SE1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a brass bolt on the intersection of the centerline of the Dalles-California Highway and the South line of said Section 1, said point being South 89° 56' West a distance of 17.90 feet from the Southwest corner of the SE1/4 SE1/4 of said Section 1 as shown on Survey No. 590 recorded in the office of the Klamath County Surveyor; thence North 46° 09' West along the centerline of said highway a distance of 356.00 feet; thence North 17° 48' West a distance of 63.18 feet to the intersection of the Southwesterly bank of the Enterprise Irrigation District canal and the Northeasterly right of way line of said highway; thence North 17° 48' West along the right of way line of the canal 358.00 feet to the true point of beginning of the description; thence South 43° 51' West 170.00 feet to the Northeasterly right of way line of the State Highway; thence North 46° 09' West along the highway right of way 110.00 feet; thence North 43° 51' East 209.77 feet to the Southerly right of way line of the irrigation canal; thence South 07° 58' West along the canal right of way 49.08 feet; thence South 17° 48' East along the canal right of way line 92.3 feet to the point of beginning, LESS any land lying inside the State Highway right of way.

The true and actual consideration for this conveyance is \$147,950.00.

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 3 day of January, 2020

The Mosurak Family Trust, UAD June 25, 1998

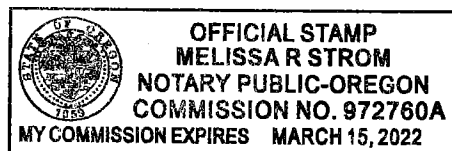
By: James A Mosurak
James Harvey Louis Mosurak, Co-Trustee

State of Oregon} ss.
County of Klamath }

On this 3 day of January, 2020, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared James Harvey Louis known or identified to me to be the person whose name is subscribed to the foregoing instrument as Co-Trustee of the The Mosurak Family Trust, UAD June 25, 1998, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Melissa R. Strom
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/15/22



Dated this 2ND day of JANUARY, 2020

The Mosurak Family Trust, UAD June 25, 1998

By: [Signature]
Greg Evan Jones, Co-Trustee.

State of Oregon } ss.
County of Jackson }

On this 2 day of January, 2020, before me, MELANIE VALENTINE SMITH a Notary Public in and for said state, personally appeared Greg Evan Jones known or identified to me to be the person whose name is subscribed to the foregoing instrument as Co-Trustee of the The Mosurak Family Trust, UAD June 25, 1998, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon
Residing at: Jackson County
Commission Expires: 12/9/23

