



2020-000676

Klamath County, Oregon

01/17/2020 08:56:00 AM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Paula Browning

3917 Burlington Ave

Oroville, CA 95966

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

Paula Browning

3917 Burlington Ave

Oroville, CA 95966

File No. 341411AM

STATUTORY WARRANTY DEED

Barry L. Faganello and Peter J. Mongan,
not as tenants in common but with right of survivorship as to Parcel 1
and

Barry Faganello, as to Parcel 2,

Grantor(s), hereby convey and warrant to

Paula Browning,

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 Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$75,000.00.

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:

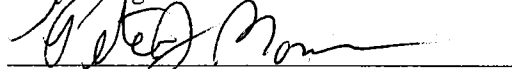
Signed in counterpart

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 6th day of January, 2020



Barry L. Faganello

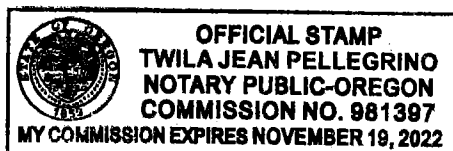


Peter J. Mongan

State of Oregon } ss
County of Klamath }

On this 7th day of January, 2020, before me, Twila Jean Pellegrino
a Notary Public in and for said state, personally appeared Barry L. Faganello, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 11-19-2022



State of Oregon } ss
County of Klamath }

On this 6th day of January, 2020, before me, Twila Jean Pellegrino
a Notary Public in and for said state, personally appeared Peter J. Mongan, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 11-19-2022

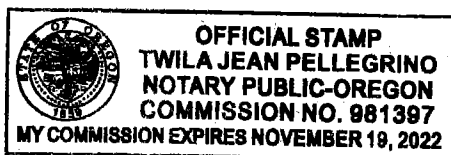


EXHIBIT 'A'

File No. 341411AM

PARCEL 1

The NE1/4 of the NE1/4 of Section 16 in Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.

EXCLUDING THEREFROM that certain parcel of land heretofore conveyed by Deed, dated September 11, 1939 by J.C. Boyle and Nina C. Boyle, his wife to Benjamin J. Henzel and Richard W. Henzel, co-partnership doing business as Henzel Brothers, and more particularly described as follows, to wit:

Beginning at Northwest corner of the NE1/4 NE1/4 of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; thence Easterly along the section line between Sections 9 and 16 in said Township and Range a distance of 514 feet more or less, to the Westerly line of the Malin Irrigation District High Line Canal; thence in a Southerly and Southeasterly direction along the Westerly line of the said Canal to the 1/4 Section line between the NE1/4 NE1/4 and the SE1/4 NE1/4 of said Section 16; thence in a Westerly direction along said Quarter section line a distance of 702 feet, more or less, to the intersection thereof with the Easterly line of the U.S.R.S. "D" Canal; thence along the Easterly line of said U.S.R.S. "D" Canal in a Northwesterly direction to the point of intersection of the Easterly line of said canal with the quarter section line between the NW1/4 NE1/4 and the NE1/4 NE1/4 of Section 16; thence in a Northerly direction along said Quarter section line a distance of 235 feet, more or less, to the place of beginning, all situate in the NE1/4 NE1/4 of the Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon. Also excepting therefrom all that portion of the NE1/4 NE1/4 of Section 16, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, which lies Southwesterly from the Southeasterly boundary of the U.S. "D" Canal right of way.

ALSO excepting therefrom the following described parcel:

Beginning at the Southwest corner of Section 10, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon; thence West 30 feet to a point; thence South 20 feet to a point; thence East 30 feet to a point; thence North 20 feet, more or less, to the point of beginning.

PARCEL 2

A portion of the SW1/4 NW1/4 NW1/4 of Section 15, Township 41 south, Range 12 east of the Willamette Meridian, Klamath County, Oregon lying South of the Initial Point of TRACT 1137, extended and lying Westerly of Cottontail Drive.