



2020-001899

Klamath County, Oregon

02/14/2020 02:09:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Kaylene V. Osborn

6504 Jesse Ct.

Klamath Falls, OR 97603

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

Kaylene V. Osborn

6504 Jesse Ct.

Klamath Falls, OR 97603

File No. 335014AM

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**STATUTORY WARRANTY DEED**

**Charles A. Cleland and Correne C. Cleland,**  
**as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Kaylene V. Osborn,**

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:

**The N1/2 of the S1/2 of the SE1/4 of Section 8, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.**

**TOGETHER WITH the following easements for ingress and egress: Roadway Easement recorded December 2, 1975 in Volume M75, page 15158; Easement recorded March 12, 1975 in Volume M75, page 2871; Easement recorded January 18, 1974 in Volume M74, page 7514; and Easement recorded June 18, 1974 in Volume M74, page 7508, all Microfilm Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$401,000.00.

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 14 day of Feb 2020

Charles A. Cleland  
Charles A. Cleland

Correne C. Cleland  
Correne C. Cleland

State of Oregon } ss  
County of Klamath }

On this 14 day of February, 2020, before me, Heather Scurba a Notary Public in and for said state, personally appeared Charles A. Cleland and Correne C. Cleland, 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.

Heather Scurba

Notary Public for the State of Oregon

Residing at: Klamath

Commission Expires:

Dec 17 2021

