



2020-002879

Klamath County, Oregon

03/06/2020 01:56:03 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Karen R. Chesney

17669 S. Poe Valley Rd.

Klamath Falls, OR 97601

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

Karen R. Chesney

17669 S. Poe Valley Rd.

Klamath Falls, OR 97601

File No. 352143AM

STATUTORY WARRANTY DEED

Billie Jo Leach,

Grantor(s), hereby convey and warrant to

Karen R. Chesney,

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 tract of land situated in the SE1/4SW1/4 of Section 19, Township 39 South, Range 11 1/2 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin in the old fence line marking the East boundary of the SE1/4SW1/4 of said Section 19, said point being East a distance of 1802.0 feet and South a distance of 133.3 feet from the U.S.B.R. Brass Cap marking the section corner common to Sections 13 and 24, Township 39 South, Range 10 East of the Willamette Meridian, and also marking the West line of said section 19; thence South along the fence line marking the East boundary of the SE1/4SW1/4 of said Section 19 a distance of 252.9 feet to an iron pin on the Northeasterly boundary of the County Road; thence North 24° 40' West along said Northeasterly boundary a distance of 242.1 feet to an iron pin; thence North a distance of 151.9 feet to an iron pin; thence East a distance of 220.0 feet; more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$130,000.00.

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 5 day of March, 2020

Billie Jo Leach
Billie Jo Leach

State of Oregon } ss
County of Klamath }

On this 5 day of March, 2020, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared **Billie Jo Leach**, 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.

Jenny Annette Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/23/2022

