



2020-003979

Klamath County, Oregon

04/03/2020 01:48:40 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Janet M. Mackey

17740 Tupper Rd.

Sandy, OR 97055

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

Janet M. Mackey

17740 Tupper Rd.

Sandy, OR 97055

File No. 357670AM

STATUTORY WARRANTY DEED

Norma Jean Osborn ,

Grantor(s), hereby convey and warrant to

Janet M. Mackey,

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 \$160,000.00.

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 02 day of April, 2020

Norma Jean Osborn
Norma Jean Osborn

State of OR } ss
County of Lane }

On this 2 day of March, 2020, before me, Jeremy Young Honor a Notary Public in and for said state, personally appeared Norma Jean Osborn, 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.

Jeremy Young Honor
Notary Public for the State of
Residing at: Lane
Commission Expires: 3-13-22

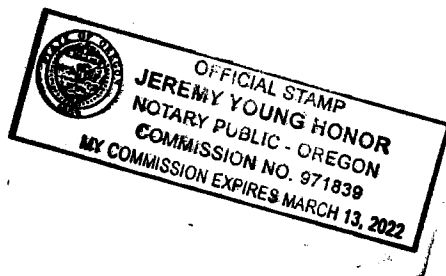


EXHIBIT 'A'

PARCEL 1:

The N1/2 N1/2 SW1/4 NW1/4 of Section 31, Township 30 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 2:

The S1/2 N1/2 SW1/4 NW1/4 of Section 31, Township 30 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 3:

The S1/2 of Government Lot 2 (S1/2 SW1/4 NW1/4) of Section 31, Township 30 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL 4:

The S1/2 N1/2 SE1/4 NW1/4 of Section 31, Township 30 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying West of the railroad.

Parcels 1, 2, 3 and 4 TOGETHER WITH that certain easement for access as granted by instrument dated June 24, 2005 and recorded July 6, 2005 in Volume M05, page 51163, Microfilm Records of Klamath County, Oregon, as amended by instrument dated December 21, 2006 and recorded December 21, 2006 in Volume 2006, page 025149, Microfilm Records of Klamath County, Oregon.