

1555 E. McAndrews Road, Ste 100
Medford, OR 97504

GRANTOR'S NAME:
Robert J. Phillips and Saichon Thepkwanyuen

GRANTEE'S NAME:
Keith Lloyd Bury

AFTER RECORDING RETURN TO:
Order No.: 470320066726-CW
Keith Lloyd Bury
7567 Watchmans Court
Chiloquin, OR 97624

SEND TAX STATEMENTS TO:
Keith Lloyd Bury
7567 Watchmans Court
Chiloquin, OR 97624

7567 Watchmans Court, Chiloquin, OR 97624

2020-004657
Klamath County, Oregon
04/10/2020 01:53:50 PM
Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Robert J. Phillips and Saichon Thepkwanyuen, Grantor, conveys and warrants to **Keith Lloyd Bury**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

The East 200 feet of the S1/2 S1/2 SW1/4 SW1/4 that lies Easterly of Sprague River, Section 21, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; EXCEPTING THEREFROM the Northerly 25 feet.

TOGETHER WITH an easement for joint user roadway over and across the East 60 feet of that portion of the NW1/4 NW1/4 of Section 28, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying North of Sprague River Road, as created by instrument recorded September 17, 1970, in Volume M70, page 8222, Microfilm Records of Klamath County, Oregon.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS NINETY-TWO THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$92,500.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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.

STATUTORY WARRANTY DEED

(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 4/8/20

[Signature]

Robert J. Phillips

[Signature]

Saichon Thepkwanyuen *Power of Attorney For SAICHON THEPKWANYUEN*

State of Oregon
County of Klamath

This instrument was acknowledged before me on 4/8/2020 by Robert J. Phillips ^{*individually} and Saichon Thepkwanyuen. *and as power of attorney for Saichon Thepkwanyuen

[Signature]

Notary Public - State of Oregon

My Commission Expires: May 16 2022

