



2020-004999

Klamath County, Oregon

04/20/2020 03:16:32 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Wayne Pridham
1235 Chocktoot St
Chiloquin, OR 97624

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

Wayne Pridham
1235 Chocktoot St
Chiloquin, OR 97624
File No. 356095AM

STATUTORY WARRANTY DEED

Glenn E. Typer and Theresa A. Typer, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Wayne Pridham,

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 portion of that tract of land described in Volume M80, page 24962, Deed Records of Klamath County, Oregon, being a portion of the NW1/4 NW1/4 of Section 34, Township 34 South Range 7 East of the Willamette Meridian, Klamath County, Oregon said portion being more particularly described as follows:

Commencing at the Northwest corner of the above described tract of land, said corner marked with a 5/8" iron rod thence North 89° 48' 06" East, 894.26 feet along the North boundary of said tract of land to a 5/8" iron rod and the true point of beginning of this description; thence continuing along said North boundary North 89° 48' 06" East, 410.00 feet to a 5/8" iron rod marking the Northeast corner of said tract of land; thence South 00° 05' 25" East, 345.11 feet to a 5/8" iron rod marking the Southeast corner of said tract of land; thence South 89° 55' 16" West, 410.00 feet along the South boundary of said tract to a 5/8" iron rod; thence North 00° 05' 25" West, 344.26 feet to the true point of beginning, with bearings based on Major Partition 81-10 on file in the office of the Klamath County Engineer.

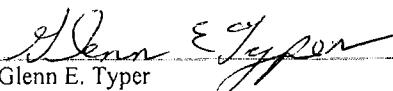
The true and actual consideration for this conveyance is \$159,000.00.

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:

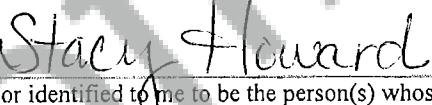
12447

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.

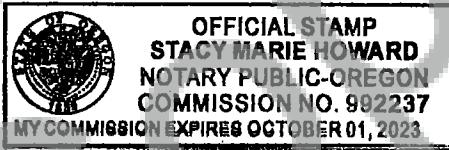
Dated this 7th day of April, 2020.


Glenn E. Typer

State of Oregon } ss
County of Klamath}

On this 7th day of April, 2020, before me,  Stacy Marie Howard a Notary Public in and for said state, personally appeared Glenn E. Typer, 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.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10-1-23



Dated this 2 day of April, 2020.

Theresa A. Typer
Theresa A. Typer

State of Kansas } ss
County of EIK }

On this 2nd day of April, 2020, before me, John P. Black a Notary Public in and for said state, personally appeared Theresa A. Typer, 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.

John P. Black
Notary Public for the State of Kansas
Residing at: Howard, Kansas
Commission Expires: 3/26/21

