



THIS SPACE RESERVED FOR

**2020-005447**

**Klamath County, Oregon**

**04/30/2020 08:31:40 AM**

**Fee: \$92.00**

After recording return to:

Brian E Lange

3949 Spicer Dr SE

Albany, OR 97322

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

Brian E Lange

3949 Spicer Dr SE

Albany, OR 97322

File No. 362197AM

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### STATUTORY WARRANTY DEED

**Thomas G. Scott,**

Grantor(s), hereby convey and warrant to

**Brian E Lange,**

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'**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

**2408-025A0-02500**

**2408-025A0-02500**

The true and actual consideration for this conveyance is \$77,500.00.

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:

Return To:



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 21 day of April, 2020

Thomas G Scott

Thomas G Scott

State of Oregon } ss  
County of McClain }

On this 21 day of April, 2020, before me, Jessica Maciel Ochoa a Notary Public in and for said state, personally appeared Thomas G Scott, 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.

Jessica Maciel Ochoa

Notary Public for the State of Oregon

Residing at: Salem, OR

Commission Expires: May 30, 2021

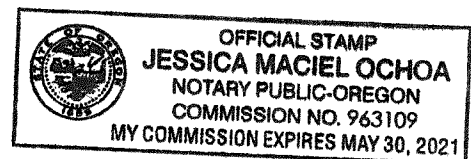


EXHIBIT 'A'

File No. 362197AM

That portion of the SE1/4 NE1/4 of Section 25 Township 24 South, Range 8 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point 220 feet West and 215 feet North of the Southeast corner of the SE1/4 NE1/4 of said Section 25, Township 24 South, Range 8 East of the Willamette Meridian; thence North parallel with the East line of said SE1/4 NE1/4 225 feet; thence West parallel with the North line of said SE1/4 NE1/4, 220 feet; thence South parallel with the East line of said SE1/4 NE1/4, 225 feet; thence East parallel with the South line of said SE1/4 NE1/4, 220 feet to the point of beginning.