



THIS SPACE RESERVED FOR

2020-005471

Klamath County, Oregon

04/30/2020 01:48:14 PM

Fee: \$87.00

After recording return to:

John R. Anderson and Mary A. Anderson

2939 Orindale Road

Klamath Falls, OR 97601

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

John R. Anderson and Mary A. Anderson

2939 Orindale Road

Klamath Falls, OR 97601

File No. 360967AM

STATUTORY WARRANTY DEED

Rita M. Mills, Trustee of the Rita M. Mills Trust utd October 9, 2001,

Grantor(s), hereby convey and warrant to

John R. Anderson and Mary A. Anderson, as Tenants by the Entirety,

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 parcel of land located in the SE1/4 NE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the Easterly right of way line of Orindale Road, said point being North 00° 13' 21" East 1132.00 feet and South 89° 46' 39" East, 30.00 feet from the Northwest corner of the NE1/4 of the SE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon; thence North 00° 13' 21" East, along the Easterly right of way line of Orindale Road, 200.00 feet; thence South 89° 46' 39" East, 435.60 feet; thence South 00° 13' 21" West, 200.00 feet; thence North 89° 46' 39" West, 435.60 feet to the point of beginning.

The true and actual consideration for this conveyance is \$399,900.00.

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 29 day of April 2020

Rita M. Mills Trust


By:


Rita M. Mills, Trustee

State of Oregon} ss.
County of Klamath}

On this 29 day of April, 2020, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Rita M. Mills known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the Rita M. Mills Trust, and acknowledged to me that he/she/they executed the same as Trustee.

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: 10/23/2022

