

369193AM  
RECORDING REQUESTED BY:  
**TICOR TITLE**  
Company of Oregon

3539 Heathrow Way, Ste 100  
Medford, OR 97504

**GRANTOR'S NAME:**  
Robert Stayer and Donald T. Lawless

**GRANTEE'S NAME:**  
Stephen D Tallant and Marceline I Tallant and Suzanne M Tallant

**AFTER RECORDING RETURN TO:**  
Order No.: 470320067275-CC  
Stephen D Tallant and Marceline I Tallant and Suzanne M Tallant  
2858 Tahitian Ave  
Medford, OR 97504

**SEND TAX STATEMENTS TO:**  
Stephen D Tallant and Marceline I Tallant  
2858 Tahitian Ave  
Medford, OR 97504

45404 Hwy 62, Chiloquin, OR 97624

THIS DEED EXECUTED IN COUNTERPARTS

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

Robert Stayer and Donald T. Lawless, not as tenants in common but with rights of survivorship, Grantor, conveys and warrants to Stephen D Tallant and Marceline I Tallant and Suzanne M Tallant, not as tenants in common but with rights of survivorship, 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 TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (\$55,000.00). (See ORS 93.030).

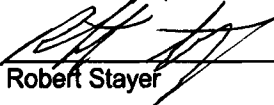
**Subject to:**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF AND EASEMENTS, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD

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.

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


Dated: May 1, 2020

  
Robert Stayer

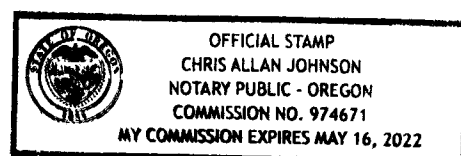
Donald T. Lawless

State of Oregon  
County of KLAMATH

This instrument was acknowledged before me on 4/5/2020 by ROBERT STAYER

  
Notary Public - State of Oregon

My Commission Expires: MAY 16 2022



RECORDING REQUESTED BY:



3539 Heathrow Way, Ste 100  
Medford, OR 97504

GRANTOR'S NAME:

Robert Stayer and Donald T. Lawless

GRANTEE'S NAME:

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

Dated: May 1, 2020

Robert Stayer

Donald T. Lawless

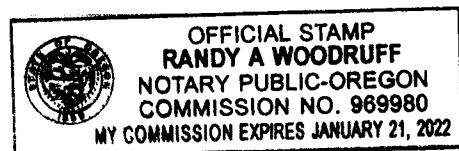
State of Oregon

County of JOSEPHINE

This instrument was acknowledged before me on 5/4/2020 by DONALD T. LAWLESS

Notary Public - State of Oregon

My Commission Expires: 1/21/2022



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The SW1/4 NE1/4 SE1/4, W1/2 SE1/4 NE1/4 SE1/4, W1/2 NW1/4 NE1/4 SE1/4 of Section 12, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM that portion lying within the Crater Lake State Highway 62 right of way.

Also that portion of the North half of the Northwest quarter of the Southeast quarter of Section 12, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon described as follows:

Beginning at a point from which the SE1/16 corner of Section 12 bears South 00°11'12" West, 657.82 feet; thence North 89°43'47" West, 60.0 feet more or less to the center line of Crooked Creek; thence following the center line of said creek the following courses and distances upstream: North 25°00' West, 30.0 feet; North 00°17' East, 50.0 feet; North 23°22' East, 135.0 feet; North 13°28' West, 29.5 feet more or less to a point; thence South 89°43'47" East, 26.5 feet more or less to the Westerly right of way of State Highway 62; thence South 00°11'12" West, 230.00 feet to the point of beginning of this description.

Excepting Therefrom:

That portion of the West half of the Northwest quarter of the Northeast quarter of the Southeast quarter of Section 12, Township 34 South, Range 7 1/2 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of said Northeast quarter of the Southeast quarter of said Section 12; thence South 00°11'12" West on the West line of the NE1/4 of the SE1/4 of said Section 12, a distance of 209.36 feet to the Northeasterly right of way line of State Highway 62; thence continuing on said right of way line, South 27°47' East, 100.21 feet; thence North 00°11'12" East, 297.52 feet to the East-West center line of said Section 12; thence North 89°24'00" West, on said center line, 47.00 feet to the point of beginning of this description.