



05/14/2020 10:12:16 AM

Fee: \$92.00

AFTER RECORDING, RETURN TO:

ANNE M.S. CAMPBELL

SEND TAX STATEMENTS TO:

7962 JACKS WAY KLAMATH FALLS OR 97601

STATUTORY WARRANTY DEED

ANNE M.S. CAMPBELL [NAME OF GRANTOR], with an address
of 7962 JACKS WAY KLAMATH FALLS, OR 97601 [GRANTOR ADDRESS HERE]
("Grantor"), conveys and warrants to ANNE M.S. CAMPBELL
[NAME OF GRANTEE HERE], whose address is
7962 JACKS WAY KLAMATH FALLS, OR 97601 [GRANTEE ADDRESS HERE],
("Grantee"), the following described real property (the "Property") free of encumbrances, except
as specifically set forth herein:
Land in KLAMATH [COUNTY NAME HERE] County,
Oregon, described more particularly as follows:

SEE ATTACHED AND INCORPORATED EXHIBIT A

The true consideration for this conveyance is \$ 0.

This property is free of liens and encumbrances, EXCEPT: _____

[LIST EXCEPTIONS]

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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 14 day of MAY, 2020.

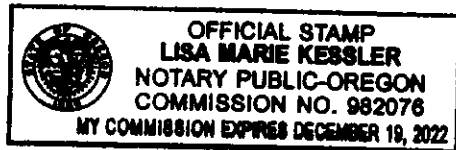
Anne M.S. Campbell
Grantor

STATE OF OREGON

COUNTY OF Klamath

} ss.

The foregoing instrument was acknowledged before me on this 14th day of May, 2020, by Anne M.S. Campbell [NAME OF GRANTOR HERE], who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



Lisa M. Kessler
Printed Name: Lisa M. Kessler
Notary Public in and for the State of Oregon
Commission expires December 19, 2022.

TL 2000
1.54 ACRES

7569

PARCEL 2:

A parcel of land situated in the NW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at the Northwest corner of said Section 18; thence South 0° 01' 10" West along the West line of said Section 18 a distance of 2132.47 feet; thence South 89° 51' 42" East a distance of 2034.90 feet; thence North 0° 00' 23" East a distance of 628.10 feet to the true point of beginning of this description; thence North 89° 59' 04" West a distance of 485.0 feet, more or less, to the Easterly line of a 60 foot roadway; thence along said Easterly line and along the arc of a 400 foot radius curve to the right, having a central angle of 19° 20' 10" a distance of 134.99 feet; thence South 89° 59' 04" East a distance of 507.6 feet to a point which bears South 0° 00' 23" West from the point of beginning; thence North 0° 00' 23" East a distance of 132.0 feet, more or less, to the point of beginning.

TOGETHER WITH the right of ingress and egress over the following described roads: 60 foot strips of land situated in the N 1/2, Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being 30 feet on either side of measured at right angles from, the following described center lines:

Beginning at a point on the Easterly right of way line of State Highway 39, said point being South 00° 01' 10" West 2162.47 feet and South 89° 51' 42" East 25.31 feet from the Northwest corner of said Section 18; thence South 89° 51' 42" East 2548.10 feet to a point, North 89° 51' 42" West 30.00 feet from the East line of the NW 1/4 of said Section 18.

ALSO beginning at the center quarter corner of said Section 18; thence North 00° 00' 23" East 1334.32 feet to the C-N 1/16 corner of said Section 18. ALSO beginning at a point South 00° 01' 10" West 2192.47 feet and South 89° 51' 42" East 1323.84 feet from the Northwest corner of said Section 18; thence South 00° 02' 03" East 465.00 feet to the South line of the NW 1/4, said Section 18. ALSO beginning at a point South 00° 01' 10" West 2132.47 feet and South 89° 51' 42" East 599.83 feet from the Northwest corner of said Section 18; thence North 00° 02' 42" West 409.32 feet; thence South 89° 59' 04" East 132.38 feet; thence on the arc of a curve to the right (radius = 250.00 feet, central angle = 47° 03' 50") 205.35 feet; thence South 42° 55' 14" East 81.00 feet; thence on the arc of a curve to the left (radius = 175.06 feet, central angle = 71° 03' 30") 217.11 feet; thence North 68° 01' 16" East 144.49 feet; thence on the arc of a curve to the left (radius = 370.00 feet, central angle = 69° 18' 42") 447.60 feet; thence North 03° 17' 26" West 157.53 feet to the North line of the SE 1/4 NW 1/4, said Section 18.