



THIS SPACE RESERVED FOR

2020-006030
Klamath County, Oregon
05/15/2020 08:10:07 AM
Fee: \$87.00

After recording return to:

Bryan A. Sundet and Joey Sundet

2868 Glacier Dr.

Klamath Falls, OR 97603

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

Bryan A. Sundet and Joey Sundet

2868 Glacier Dr.

Klamath Falls, OR 97603

File No. 352276AM

STATUTORY WARRANTY DEED

Kenneth Darrow and Janice Darrow, as Tenants by the Entirety as to Parcel 1

Kenneth W. Darrow and Janice L. Darrow, as Tenants by the Entirety as to Parcel 2,

Grantor(s), hereby convey and warrant to

Bryan A. Sundet and Joey Sundet, 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:

PARCEL 1

A parcel of land situate in the SW1/4 of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point 852 feet East of an iron pin driven into the ground at the Southwest corner of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon on property of Otis V. Saylor, which iron pin is 30 feet East of the center of a road intersecting The Dalles-California Highway from the North and which pin is 30 feet North of the center of said Dalles-California Highway; thence East 66 feet to the point of beginning; thence North 330 feet; thence East 66 feet; thence South 330 feet; thence West along the North line of Simmers Avenue to the point of beginning.

PARCEL 2

Beginning at a point 852 feet East of an iron pin driven into the ground at the Southwest corner of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, on the property of Otis V. Saylor, which iron pin is 30 feet East of the center of a road intersecting the Dalles-California Highway from the North and is 30 feet North of the center of said Dalles-California Highway; thence North 330 feet; thence East 66 feet; thence South 330 feet; thence West 66 feet to place of beginning, said property being in Klamath County, State of Oregon.

The true and actual consideration for this conveyance is \$410,000.00.

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:

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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 1 day of May, 2020.

Kenneth W Darrow
Kenneth W Darrow

Janice L Darrow
Janice L Darrow

State of OR } ss
County of Klamath }

On this 1st day of May, 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Kenneth W. Darrow and Janice L. Darrow, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath
Commission Expires: 8-30-21

