



THIS SPACE RESERVED FOR

**2020-006635**

**Klamath County, Oregon**

06/01/2020 09:14:00 AM

Fee: \$87.00

After recording return to:

Jerry Lee Brown and Barbara Josephine Brown

12129 Mallory Dr.

Klamath Falls, OR 97603

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

Jerry Lee Brown and Barbara Josephine Brown

12129 Mallory Dr.

Klamath Falls, OR 97603

File No. 370407AM

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### STATUTORY WARRANTY DEED

**Margaret A. Pickrell ,**

Grantor(s), hereby convey and warrant to

**Jerry Lee Brown and Barbara Josephine Brown, 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 situated in the SE1/4 NE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Commencing at the East one-fourth corner of said Section 9; thence North 00°08'00" East along the East line of said Section 9, 30.00 feet to the point of beginning for this description; thence continuing along said section North 00°08'00" East 160.00 feet; thence leaving said Section line North 89°52'00" West 208.71 feet; thence South 00°08'00" West 160.19 feet; thence South 89°55'00" East 208.7 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$50,000.00.

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:

87 HMT

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<sup>th</sup> day of May, 2020

Margaret A. Pickrell.  
Margaret A. Pickrell

State of Oregon } ss  
County of Klamath }

On this 29<sup>th</sup> day of May, 2020, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Margaret A. Pickrell, 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.

Twila Jean Pellegrino  
Notary Public for the State of Oregon  
Residing at: Klamath County, Oregon  
Commission Expires: 11-19-2022

