



2020-006863
 Klamath County, Oregon
 06/04/2020 02:52:56 PM
 Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:
 Shyla Marie Howe and Aaron Matthew Brumles
 4406 Winter Ave
 Klamath Falls, OR 97603

Until a change is requested all tax statements shall be sent to the following address:
 Shyla Marie Howe and Aaron Matthew Brumles
 4406 Winter Ave
 Klamath Falls, OR 97603
 File No. 366124AM

STATUTORY WARRANTY DEED

Kyle R. Von Tickner ,
 Grantor(s), hereby convey and warrant to

Shyla Marie Howe and Aaron Matthew Brumles, with right of survivorship,

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:

Beginning at a point on the East West Quarter line which lies North 88°57' East a distance of 612.0 feet from the iron axle which marks the one quarter section corner common to Sections 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence; continuing North 88°57' East along the East West Quarter line a distance of 135.0 feet to an iron pin; thence North 1°12' West parallel to the West section line of said Section 11 a distance of 331.4 feet to a point; thence South 88°57' West parallel to the East West Quarter line a distance of 135.0 feet to a point; thence South 1°12' East a distance of 331.4 feet more or less to the point of beginning, in the S1/2 SW1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING that portion deeded to Paul T. Hatchett and Blanche I. Hatchett by Deed recorded in Volume 355, page 484, Deed Records of Klamath County, Oregon;

"There is reserved for road purposes a strip of land 30 feet wide along the North side of this tract."

The true and actual consideration for this conveyance is \$199,000.00.
 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 26 day of May, 2020

[Signature]

Kyle R. Von Tickner

State of Oregon } ss
County of Klamath }

On this 26 day of May, 2020, before me, Melissa B. Cook a Notary Public in and for said state, personally appeared Kyle R. Von Tickner, 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.

[Signature]

Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 3/15/22

