



2020-006952

Klamath County, Oregon

06/08/2020 08:41:30 AM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Ryan Bo Whiteman

23821 Holl Rd.

Malin, OR 97632

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

Ryan Bo Whiteman

23821 Holl Rd.

Malin, OR 97632

File No. 370991AM

STATUTORY WARRANTY DEED

Daniele McLauchlin,

Grantor(s), hereby convey and warrant to

Ryan Bo Whiteman,

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is \$30,000.00.

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:

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 5th day of JUNE, 2020

Daniele M. Lauchlin
Daniele M. Lauchlin

State of OR } ss
County of Klamath }

On this 5th day of JUNE 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Daniele M. Lauchlin, 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 Co.
Commission Expires: 8-30-21

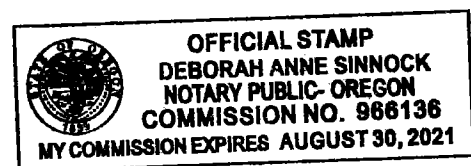


EXHIBIT "A"

370991AM

The SW1/4 SE1/4 of Section 14, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying North of the Old Dalles-California Highway, SAVING AND EXCEPTING THE FOLLOWING therefrom:

Commencing at the Northeast corner of said SW1/4 SE1/4 of Section 14; thence West along the North line of said SW1/4 SE1/4 of said Section 14, 950.5 feet to the point; thence South at right angles to North line of said SW1/4 SE1/4 of said Section 14 to a point on the North boundary of the Dalles-California Highway; thence Southeasterly along the Northerly boundary of said highway to its intersection with the East boundary of said SW1/4 SE1/4 of said Section 14; thence North along the East boundary of said SW1/4 SE1/4 to the point of beginning.

ALSO SAVING AND EXCEPTING therefrom: Beginning at a point on the North boundary of said SW1/4 SE1/4 of said Section 14, 950.5 feet West to the Northeast corner of said SW1/4 SE1/4; thence South at right angles to the North line of said SW1/4 SE1/4 249.5 feet to a point; thence West and parallel to the North boundary of said SW1/4 SE1/4, 18.5 feet to a point; thence North and parallel to the East boundary of the herein described tract 249.5 feet to a point on the North boundary of said SW1/4 SE1/4; thence East 18.5 feet to the point of beginning.