



THIS SPACE RESERVED FOR

2020-007098

Klamath County, Oregon

06/09/2020 03:51:53 PM

Fee: \$87.00

After recording return to:

Daniel Paul Tompkins and Karen Michelle Tompkins

PO Box 745

Drain, OR 97435

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

Daniel Paul Tompkins and Karen Michelle Tompkins

PO Box 745

Drain, OR 97435

File No. 376683AM

STATUTORY WARRANTY DEED

Brian Lange,

Grantor(s), hereby convey and warrant to

Daniel Paul Tompkins and Karen Michelle Tompkins, 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:

All that portion of Parcel 1 as shown on Partition No. LP 61-96/Curbow, filed in Volume 3 of Partition plats in the Klamath County Clerk's Office, located in the Southeast Quarter of the Northwest Quarter of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Together with a portion of Parcel 2 as shown on Partition No. LP 61-96/Curbow, filed in Volume 3 of Partition Plats in the Klamath County Clerk's Office, located in the Southeast Quarter of the Northwest Quarter of Section 25, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of said Parcel 2; thence North 00° 7' 39" East along the Westerly line of said Parcel 2, a distance of 100.00 feet; thence South 89° 31' 03" East parallel with the Southerly line of said Parcel 2, a distance of 205.00 feet to the West line of a 30.00 foot wide easement for road and utility purposes; thence continuing South 89° 31' 03" East 15.00 feet to the centerline of said easement; thence South 00° 07' 29" West along said easement centerline, 100.00 feet to the Southeast corner of said Parcel 2; thence North 89° 31' 03" West along the Southerly line of said Parcel 2, a distance of 15.00 feet to the West line of said easement; thence continuing North 89° 31' 03" West along the South line of said Parcel 2, a distance 205.00 feet to the true point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2408-025B0-00502

The true and actual consideration for this conveyance is \$45,000.00.

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:

Return to:

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 4TH day of June, 2020.

Brian Lange
Brian Lange

State of Oregon } ss
County of Linn }

On this 4th day of June, 2020, before me, Becky A. McKibben Notary Public in and for said state, personally appeared Brian Lange, 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.

Becky A. McKibben
Notary Public for the State of Oregon
Residing at: Jefferson
Commission Expires 8-11-2023

