



After recording return to:
Karen D. Edwards Coyle
146450 Highway North
Gilchrist, OR 97737

Until a change is requested all tax
statements shall be sent to the
following address:
Karen D. Edwards Coyle
146450 Highway North
Gilchrist, OR 97737

File No.: 7121-3470720 (KO)
Date: May 14, 2020

THIS SPACE RESERVED FOR RECORD

2020-007208

Klamath County, Oregon

06/12/2020 09:16:11 AM

Fee: \$92.00

STATUTORY WARRANTY DEED

Charles D. Edwards, Grantor, conveys and warrants to **Karen D. Edwards Coyle**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$77,332.00**. (Here comply with requirements of ORS 93.030)

APN:

Statutory Warranty Deed
- continued

File No.: **7121-3470720 (KO)**

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 11 day of June, 2020

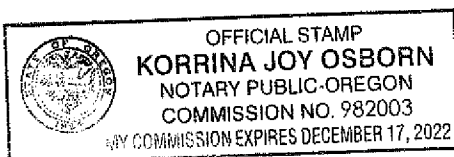
Charles D. Edwards
Charles D. Edwards

STATE OF Oregon)
County of Polk)ss.
)

This instrument was acknowledged before me on this 11th day of June, 2020
by **Charles D. Edwards**.

[Signature]

Notary Public for Oregon
My commission expires: 12-17-22



APN:

Statutory Warranty Deed
- continued

File No.: 7121-3470720 (KO)

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

That part of the NW1/4 SW1/4 of Section 25, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, as follows:

Beginning at the Northwest corner of the said NW1/4 SW1/4; thence South along the West boundary line of said quarter a distance of 59 feet to the center of the Midstate Electric Co. right-of-way where it intersects the said boundary line; thence Southeasterly in the center of said right-of-way for a distance of 338 feet to the intersection of the State Highway right-of-way; thence Northeasterly along said right-of-way a distance of 150 feet; thence Northwesterly a distance of 200 feet to the intersection of the North boundary line of the NW1/4 SW1/4 of Section 25; thence West along said boundary line for a distance of 195 feet to the Northwest corner and the point of beginning.

PARCEL 2:

That portion of the Northwest Quarter of the Southwest Quarter of Section 25, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows: Beginning at a point on the West line of said NW1/4 of the SW1/4 which is South along said line, a distance of 55.0 feet from the Northwest corner of said NW1/4 SW1/4; thence continuing South, along said West line, a distance of 200.0 feet, more or less, to the most Northerly corner of that certain parcel conveyed to Roy F. Morrison et. ux., by deed dated April 10, 1961, recorded May 1, 1961, in Volume 329, page 193, Deed Records of Klamath County, Oregon; thence Southeasterly along the Northeasterly line of the last above described parcel a distance of 228.0 feet, more or less, to the Northwesterly right-of-way line of the Dalles-California Highway (U.S. #97); thence Northeasterly along said right-of-way line a distance of 185.0 feet; thence Northwesterly a distance of 328.0 feet, more or less, to the point of beginning.