



THIS SPACE RESERVED FOR

2020-008026

Klamath County, Oregon

07/01/2020 08:47:22 AM

Fee: \$87.00

After recording return to:

Michael Linden Stephens and Rachael Marie Stephens
13379 Crystal Springs Rd.
Klamath Falls, OR 97603

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

Michael Linden Stephens and Rachael Marie Stephens
13379 Crystal Springs Rd.
Klamath Falls, OR 97603

File No. 380513AM

STATUTORY WARRANTY DEED

Ruth Ann Patton,

Grantor(s), hereby convey and warrant to

Michael Linden Stephens and Rachael Marie Stephens, 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 piece or parcel of land situate in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of
Section 22, Township 39 South, Range 10 East of the Willamette Meridian, and being more particularly
described as follows:**

**Beginning at an iron pin established by Lyle C. Smith, R.L.S. No. 290, on May 10, 1952, as the Southeast
corner of that parcel of land deeded in Volume 299 at page 399 of Deed Records of Klamath County,
Oregon; thence North 89°39' West along the Southerly boundary of said parcel of land, according to
existing monuments established therefore, 1362.2 feet to an iron pipe on the Easterly right-of-way boundary
of the County Road as the same is presently located and constructed; thence North 21°04' East along the
Easterly right-of-way boundary of said County Road 553.2 feet to an iron pipe; thence South 89°39' East
1163.3 feet to an iron pipe; thence South 517.3 feet, more or less, to the point of beginning.**

The true and actual consideration for this conveyance is \$250,000.00.

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:

"2020-2021 Real Property Taxes, a lien not yet due and payable"

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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 30 day of June, 2020


Ruth Ann Patton

State of Oregon } ss
County of Klamath }

On this 30 day of June, 2020, before me, Nicole Galpin a Notary Public in and for said state, personally appeared Ruth Ann Patton, 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.


Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: 5/22/2023

