



2020-008194

Klamath County, Oregon

07/06/2020 03:02:03 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Scott S. Witter and Jackie C. Green

2728 W. Main St., #74

Medford, OR 97501

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

Scott S. Witter and Jackie C. Green

2728 W. Main St., #74

Medford, OR 97501

File No. 379620AM

STATUTORY WARRANTY DEED

Michael Lowe ,

Grantor(s), hereby convey and warrant to

Scott S. Witter and Jackie C. Green, not as Tenants in Common, but with Rights 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:

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

The true and actual consideration for this conveyance is \$48,000.00.

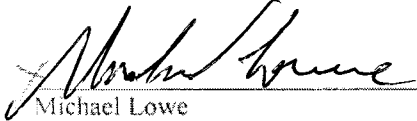
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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

02

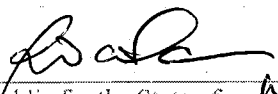
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 2 day of July, 2020.


Michael Lowe

State of WA } ss
County of Skagit }

On this 2nd day of July, 2020, before me, Rosemilda L Alvarado a Notary Public in and for said state, personally appeared Michael Lowe, 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 WA
Residing at: Skagit
Commission Expires: 08/28/2021

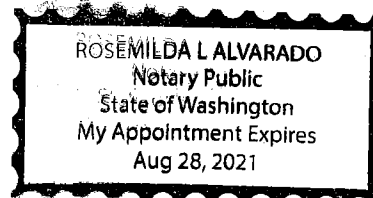


EXHIBIT "A"

379620AM

PARCEL ONE:

Beginning at a point 14.97 chains West and 10 chains South of the quarter corner common to Section 26 and 27, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon. Said point of being is marked by a 1-1/4" iron pipe on the East bank of the Williamson River; thence East 103.8 feet; thence North 151.8 feet; thence South 87°43' West 131.0 feet to an iron pipe on the East bank of the Williamson River; thence South 10°33' East 149.0 feet to the place of beginning, located in the NE1/4 SE1/4 of Section 27, Township 34 South, Range 7 East of the Willamette Meridian.

PARCEL TWO:

Beginning at a stake 884.2 feet West and 660 feet South of the quarter corner common to Sections 26 and 27, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence East 44.9 feet, North 153.5 feet, South 87°43'; West 45.0 feet and South 151.8 feet to the place of beginning, located in the NE1/4 SE1/4 of Section 27, Township 34 South, Range 7 East of the Willamette Meridian.

ALSO, beginning at a stake 839.3 feet West and 660 feet South of the quarter corner common to Sections 26 and 27, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence 37.00 feet, North 155.0 feet, South 87°43' West 37.0 feet, South 153.5 feet to the place of beginning, located in the NE1/4 SE1/4 of Section 27 Township 34 South, Range 7 East of the Willamette Meridian.

PARCEL THREE:

Beginning at a stake 802.3 feet West 10 chains South of the quarter corner common to Sections 26 and 27, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence East 55.9 feet, North 157.2 feet, South 87°43' West 56.0 feet, South 155.0 feet to the place of beginning, located in the NE1/4 of SE1/4 of Section 27, Township 34 South, Range 7 East of the Willamette Meridian.

EXCEPTING THEREFROM the above three parcels any portion which may lie within Government Lot 10 of Section 27, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.