



2020-009610

Klamath County, Oregon

08/04/2020 03:36:16 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Thomas E. Sleeper and Laura A. Sleeper

109 Eagle View Dr.

Eagle Point, OR 97524

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

Thomas E. Sleeper and Laura A. Sleeper

109 Eagle View Dr.

Eagle Point, OR 97524

File No. 392396AM

STATUTORY WARRANTY DEED

Mark Nigh and Teresa Sebren, as Tenants in Common ,

Grantor(s), hereby convey and warrant to

Thomas E. Sleeper and Laura A. Sleeper, 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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$210,000.00.

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"

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 Aug, 2020.

Mark Nigh
Mark Nigh

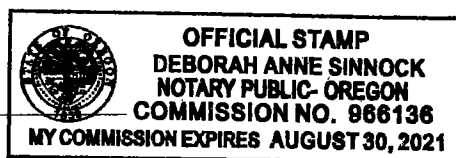
Teresa Sebrén
Teresa Sebrén

State of OR } ss
County of Klamath }

On this 4th day of August, 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Mark Nigh, 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



State of OR } ss
County of Klamath }

On this 4th day of August, 2020, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Teresa Sebrén, 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

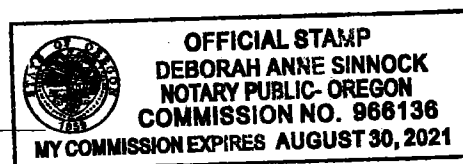


EXHIBIT 'A'

File No. 392396AM

A tract of land situated in the NE 1/4 of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the East line of said Section 21, said point being North 00°00'46" West a distance of 1085.82 feet from the East 1/4 corner of said Section 21; thence South 60°43'16" West 487.36 feet, to the Easterly right of way line of Green Forest Drive; thence along the Easterly right of way line of Green Forest Drive, along the arc of a curve to the right (radius point bears North 43°44'55" East 170 feet, central angle is 46°15'05") 137.23 feet, North 1091.90 feet, along the arc of a curve to the left (radius is 230.00 feet, central angle is 32°07'35") 128.09 feet, North 32°07'35" West 83.40 feet to the Southerly right of way line of the County Road; thence along the said Southerly right of way line to the East line of said Section 21; thence South 00°00'46" East along the East line of said Section 21 to the point of beginning, with bearings based on tract 1029 - Sprague River Pines a duly recorded subdivision.

EXCEPTING THEREFROM a tract of land situated in the NE1/4 of Section 21, Township 34 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the intersection of the Southerly right of way line of the Williamson River Road and the Easterly right of way line of Green Forest Drive, thence Southerly along the Easterly right of way line of said Green Forest Drive a distance of 377 feet to the true point of beginning; thence East a distance of 225 feet; thence Southerly parallel to the East right of way line of Green Forest Drive a distance of 142 feet; thence West a distance of 252 feet to the East right of way line of Green Forest Drive; thence North along said East right of way line a distance of 142 feet, more or less, to the true point of beginning.