



THIS SPACE RESERVED FOR

2020-009870

Klamath County, Oregon

08/10/2020 02:48:41 PM

Fee: \$87.00

After recording return to:

Joshua Boudreau and Anna Steademan

1007 Tamera Drive

Klamath Falls, OR 97603

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

Joshua Boudreau and Anna Steademan

1007 Tamera Drive

Klamath Falls, OR 97603

File No. 387006AM

### STATUTORY WARRANTY DEED

**James S. Prater and Mary Lou Prater, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Joshua Boudreau and Anna Steademan, husband and wife,**

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 parcel of land situated in the NE 1/4 SW 1/4 of Section 36, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the Southwest corner of said Section 36; thence North 89° 55' East a distance of 1345.2 feet; thence North 0 degrees 16' West a distance of 2187.0 feet to the Northwest corner of "First Addition to Moyina" Subdivision; thence North 89°, 39 1/2' East along the North line of said subdivision a distance of 545.0 feet; thence North 0° 16' West a distance of 220.0 feet; thence on an arc of a 130 foot radius curve to the right (central angle is 66° 38' 48") a distance of 151.22 feet to an iron pin on the true point of beginning of this description; thence North 23° 37' 12" West a distance of 162.99 feet to an iron pin; thence South 89° 52' 17" East a distance of 164.97 feet to an iron pin; thence South 10° 03' 53" West a distance of 142.26 feet to an iron pin; thence on the arc of a 130 foot radius curve to the left (central angle is 33° 41' 05") a distance of 76.43 feet, more or less, to the true point of beginning of this description.**

The true and actual consideration for this conveyance is \$226,000.00.

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"*

87

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 10 day of August, 2020

James S. Prater  
James S. Prater

Mary Lou Prater  
Mary Lou Prater

State of Oregon } ss  
County of Klamath }

On this 10 day of August, 2020, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared James S. Prater and Mary Lou Prater, 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.

Jenny Annette Brazil  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 10/23/2022

