



2020-009995

Klamath County, Oregon

08/12/2020 02:37:15 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Christopher David Edelbeck

2570 Tienda Pl

Arroyo Grande, CA 93420

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

Christopher David Edelbeck

2570 Tienda Pl

Arroyo Grande, CA 93420

File No. 390193AM

STATUTORY WARRANTY DEED

Pauletta Welker as to Parcels 1 and 2

and

Pauletta Z. Welker as to Parcel 3,

Grantor(s), hereby convey and warrant to

Christopher David Edelbeck,

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 \$280,000.00.

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 11 day of August, 2020

Pauletta Z. Welker
Pauletta Z. Welker

State of Washington } ss
County of Douglas

On this 11 day of August, 2020, before me, KG Mahre a Notary Public in and for said state, personally appeared Pauletta Z. Welker, 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.

KG Mahre
Notary Public for the State of Washington
Residing at: Douglas CO
Commission Expires: 08/18/2023

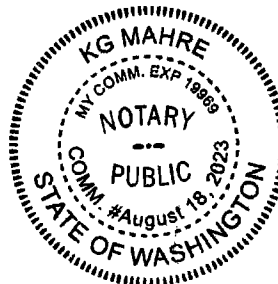


EXHIBIT 'A'

File No. 390193AM

PARCEL 1:

The S1/2 of the NE1/4; the SE1/4 of the NW1/4 ; the NE1/4 of the SW1/4 and the N1/2 of the SE1/4 of Section 6, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM a strip of land 20 feet in width, 10 feet on each side of the following described centerline:

Beginning at a point which is South 0° 06' West, 135.7 feet from the East 1/4 corner of Section 6, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence North 89° 54' West 60.0 feet; thence South 0° 06' West, 180.0 feet; thence North 89° 54' West, 74.77 feet to the East property line of the Oregon Water Corporation's Lindley Hill Reservoir Site.

ALSO EXCEPTING a tract of land situated in the NE1/4 SE1/4 of Section 6, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is South 27° 22' 30" West 294.08 feet from the East 1/4 corner of said Section 6; thence South 00° 06' 00" West, 208.71 feet; thence North 89° 54' 00" West 208.71; thence North 00° 06' 00" East 208.71 feet; thence South 89° 54' 00" 208.71 feet to the point of beginning, with bearings based on the East line of the NE1/4 of said Section 6 being North 00° 06' 00" East.

PARCEL 2:

The SE1/4 of the SE1/4 of Section 6, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and the NE1/4 NE1/4 of Section 7, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; EXCEPTING THEREFROM those portions thereof conveyed to the Oregon State Highway Commission by deed recorded June 21, 1956 in Volume 284, page 272, Deed Records of Klamath County, Oregon and by deed recorded September 11, 1967, page 7032, Microfilm Records of Klamath County, Oregon.

PARCEL 3:

The NE1/4 NW1/4 lying Northeasterly of State Highway 140 in Section 7, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

LESS AND EXCEPT that portion deeded to the State Highway Commission, recorded April 29, 1968 in Book M68 at page 3409 Microfilm Records of Klamath County, Oregon.