



2020-011525

Klamath County, Oregon

09/10/2020 02:42:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Michael A. Keith

6627 Tingley Ln.

Klamath Falls, OR 97603

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

Michael A. Keith

6627 Tingley Ln.

Klamath Falls, OR 97603

File No. 381093AM

STATUTORY WARRANTY DEED

Alexander Daniel Rose, also known as Alexander Richard Rose, Jr. also known as Alexander R. ("Dan") Rose, Successor Trustee(s) of the Richard S. Crawford and Ruby N. Crawford Living Trust 1993,

Grantor(s), hereby convey and warrant to

Michael A. Keith,

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 tract of land situated in the S1/2 of the NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the SW1/4 of the NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian; thence South along the West Section line, 238 feet to the true point of beginning; thence East 300 feet; thence South 137 feet; thence West 300 feet to the West line of Section 21; thence North 137 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within Midland Road.

The true and actual consideration for this conveyance is \$123,300.00.

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 4 day of September, 2020

The Successor Trustee(s) of the Richard S. Crawford and Ruby N. Crawford Living Trust 1993

By: A R Rose
Alexander R. Rose, Jr., as Successor Trustee

State of Oregon} ss.
County of Klamath}

On this 4 day of September, 2020, before me, Melissa Cook a Notary Public in and for said state, personally appeared Alexander Richard Rose, Jr. known or identified to me to be the person whose name is subscribed to the foregoing instrument as Successor Trustee of the The Richard S. Crawford and Ruby N. Crawford Living Trust 1993, and acknowledged to me that he/she/they executed the same as Successor Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

mcCook
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 3/15/22

