



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:  
Terrence W Wimmer and Janice Kay Wimmer  
3744 Russell Rd  
Grants Pass, OR 97526

Until a change is requested all tax statements shall be sent to the following address:  
Terrence W Wimmer and Janice Kay Wimmer  
3744 Russell Rd  
Grants Pass, OR 97526  
File No. 397668AM

STATUTORY WARRANTY DEED

David Azevedo and Tracy Azevedo, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Terrence W Wimmer and Janice Kay Wimmer, 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:

A portion of Sections 8 and 17, Township 28 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Commencing at the section corner common to Sections 8, 9, 16 and 17, Township 28 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon; thence West 2107.5 feet to a point on the East boundary of the land to be exchanged; thence North 17° East 100.5 feet to the Northeast corner of the tract and the true point of beginning said point being approximately 30 feet South of the center of the 286 road; thence South 17° 14' 5" West 929.93 feet to the Southeast corner of the tract; thence North 89° 43' 20" West 377.54 feet to the Southwest corner of the tract, said point being on the approximately Easterly edge of State Highway 97 property line and approximately 141 feet South 73° 4' 30" East from the center of said highway; thence North 16° 55' 30: East along the edge of State Highway 97 1050 feet to the Northwest corner of the tract, said point being approximately 300 feet South 16° 55' 30" West of Highway mile post 945 plus 00 and also approximately 30 feet South 16° 55' 30" West of the center of the 286 road; thence South 71° 12' 45" East along the approximately 286 road easement line approximately 366.94 feet to the Northeast corner of the tract and point of beginning

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2808-01700-00200  
2808-01700-00200

The true and actual consideration for this conveyance is \$102,112.00.  
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 10<sup>th</sup> day of September, 2020.

David Azevedo  
David Azevedo

Tracy Azevedo  
Tracy Azevedo

State of California } ss  
County of Monterey }

On this 10<sup>th</sup> day of September, 2020, before me, Yesenia Botello a Notary Public in and for said state, personally appeared David Azevedo and Tracy Azevedo, 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.

Yesenia Botello  
Notary Public for the State of California  
Residing at: 47 E. Market St Salinas CA 93901  
Commission Expires: 02/06/2024

