



2020-012256

Klamath County, Oregon

09/25/2020 11:16:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

South Suburban Sanitary District

2201 Laverne Ave.

Klamath Falls, OR 97603

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

South Suburban Sanitary District

2201 Laverne Ave.

Klamath Falls, OR 97603

File No. 329806AM

STATUTORY WARRANTY DEED

Sonja Marie Bryant,

Grantor(s), hereby convey and warrant to

South Suburban Sanitary District, a Special Service District of Klamath County for the State of Oregon,

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:

Unsurveyed Parcel 2 of Land Partition Map 53-95, situated in the SW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the C1/4 corner of said Section 18; thence North 89°51'42" West along the North line of the said SW1/4, 2171.10 feet, more or less, to the Northeast corner of Parcel 1 of said "Land Partition 53-95"; thence South 00°01'10" West, along the East line of said Parcel 1, 1327.94 feet to a point on the Northerly line of that tract of land described in deed volume M90, page 7445 of the Klamath County Deed Records; thence, along the boundary of said deed volume the following courses, South 55°36'00" East 811.04 feet, South 85°04'00" West 293.00 feet and South 36°30'00" West 195.00 feet to a point on the Northerly right of way line of the USBR "A" Canal; thence South 52°29'20" East, along the said Northerly right of way line, 994.16 feet, more or less, to the Northwest corner of that tract of land described in deed volume M92, page 28116 of the Klamath County Deed Records; thence, along the boundary of said deed volume the following courses, South 89°36'56" East 105.06 and South 84°03'45" East 723.39 feet to the Southwest corner of Parcel 1 of "Land Partition 5-92"; thence, along the boundary of said Parcel 1 the following courses, North 20°36'45" East 77.73 feet, North 40°58'35" East 225.02 feet and North 24°02'08" East 305.37 feet to a point on the East line of the said SW1/4; thence North 00°00'05" West, along the said East line, 2115.50 feet to the point of beginning, with bearings based on "Land Partition 53-95" on file at the office of the Klamath County Clerk.

The true and actual consideration for this conveyance is \$560,000.00.

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:

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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 18th day of September, 2020.

Sonja Marie Bryant
Sonja Marie Bryant

State of Georgia } ss
County of Telfair }

On this 18th day of September, 2020, before me, Joe Henry Lee Jr. a Notary Public in and for said state, personally appeared Sonja Marie Bryant, 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.

Joe Henry Lee Jr.
Notary Public for the State of Georgia
Residing at: 431 Sawtooth CT, Kathleen, GA 31047
Commission Expires: September 20, 2023

