

**2020-012529****Klamath County, Oregon**

09/30/2020 02:35:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Sarah J. Berger and Damend B. Evans39441 Modoc Point Rd.Chiloquin, OR 97624

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

Sarah J. Berger and Damend B. Evans39441 Modoc Point Rd.Chiloquin, OR 97624File No. 396262AM

STATUTORY WARRANTY DEED**David Archer and Pauline Delano, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

Sarah J. Berger and Damend B. Evans, with right of survivorship,

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:

That portion of the SE1/4 NW1/4 of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point from which the center $\frac{1}{4}$ corner of Section 31 bears South $89^{\circ} 39' 59''$ East 57.66 feet, being the Southeast corner of Minor Land Partition No. 44-89; thence running North $89^{\circ} 39' 59''$ West 660.00 feet to a point on the Easterly right-of-way line of Modoc Point Road; thence along said right-of-way North $00^{\circ} 16' 18''$ East 75.63 feet to a point (road centerline station 1469 + 75.60); thence along the arc of a curve to the left (radius = 2894.79 feet central angle = $5^{\circ} 57' 10''$) a distance of 300.76 feet to the Southwest corner of Parcel 2 of Minor Land Partition No. 44-89 and the TRUE POINT OF BEGINNING of the parcel herein described; thence continuing along the Easterly right-of-way of Modoc Point Road and along the arc of a curve left (radius = 2894.79 feet, central angle = $0^{\circ} 07' 19''$) 6.15 feet; thence continuing along the Easterly right-of-way of Modoc Point Road 309.85 feet to a point which is the Northwest corner of said Parcel 2 of Minor Land Partition No. 44-89; thence North $88^{\circ} 23' 50''$ East 336.05 feet to a point; thence North $6^{\circ} 51' 56''$ West 61.65 feet; thence South $88^{\circ} 44' 31''$ East 314.28 feet to a point which is the Northeast corner of said Parcel 2 of Minor Land Partition No. 44-89; thence South $04^{\circ} 45' 10''$ East 360.47 feet to a point which is the Southeast corner of said Parcel 2 of Minor Land Partition No. 44-89; thence South $88^{\circ} 18' 51''$ West 640.92 feet to the true point of beginning.

Said parcel is also known as Parcel 2 of Minor Land Partition No. 44-89.

The true and actual consideration for this conveyance is \$365,000.00.

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 29 day of September, 2020

David Archer
David Archer

Pauline Delano
Pauline Delano

State of Oregon } ss
County of Klamath }

On this 29 day of September, 2020, before me, Melissa Cook a Notary Public in and for said state, personally appeared David Archer and Pauline Delano, 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.

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

