



After recording return to:

Bill R. Bonser and Cleva L. Bonser
1504 Patterson
Klamath Falls, OR 97603

THIS SPACE RESERVED FOR

2020-012940

Klamath County, Oregon

10/08/2020 03:32:01 PM

Fee: \$87.00

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

Bill R. Bonser and Cleva L. Bonser
1504 Patterson
Klamath Falls, OR 97603
File No. 397265AM

STATUTORY WARRANTY DEED

Anne M.S. Campbell ,

Grantor(s), hereby convey and warrant to

Bill R. Bonser and Cleva L. Bonser, 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:

PARCEL 1

A parcel of land situated in the NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of said Section 18; thence South 0° 01' 10" West along the West line of said Section 18 a distance of 2132.47 feet; thence South 89° 51' 42" East a distance of 2034.90 feet; thence North 0° 00' 23" East a distance of 628.10 feet to the true point of beginning of this description; thence North 89° 59' 04" West a distance of 485.0 feet, more or less, to the Easterly line of a 60 foot roadway; thence along said Easterly line and along the arc of a 400 foot radius curve to the right, having a central angle of 19° 20' 10" a distance of 134.99 feet; thence South 89° 59' 04" East a distance of 507.6 feet to a point which bears South 0° 00' 23" West from the point of beginning; thence North 0° 00' 23" East a distance of 132.0 feet, more or less, to the point of beginning.

PARCEL 2

A parcel of land situated in the NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of said Section 18; thence South 0°01'10" West along the West line of said Section 18, 2132.47 feet; thence South 89°51'42" East, 2034.90 feet; thence North 0°00'23" East 808.10 feet to the true point of beginning of this description; thence North 89°59'04" West 493.46 feet to the Easterly line of a 60 foot roadway; thence along said Easterly line, South 03°17'26" East, 155.8 feet to the beginning of a curve; thence along the arc of a 400 foot radius curve to the right, having a central angle of 03°42'55", 25.94 feet; thence South 89°59'04" East, 485.00 feet to a point which bears South 0°00'23" West from the point of beginning; thence North 0°00'23" East 180.0 feet, more or less, to the point of beginning.

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"

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 8 day of Oct., 2020

Anne M. S. Campbell
Anne M. S. Campbell

State of Oregon } ss HO
County of Klamath }

On this 8 day of Oct., 2020, before me, Heather Scurba a Notary Public in and for said state, personally appeared Anne M.S. Campbell, 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.

Heather Scurba
Notary Public for the State of Oregon

Residing at: Klamath Falls OR

Commission Expires: Dec. 17 2021

