

Returned at Counter

2020-013063
Klamath County, Oregon



10/12/2020 01:46:08 PM

Fee: \$92.00

AFTER RECORDING, RETURN TO:
Urbach Farms Inc. 22612 Hwy 70, Dairy, OR 97625

SEND TAX STATEMENTS TO:
Urbach Farms Inc. 22612 Hwy 70, Dairy, OR 97625

STATUTORY WARRANTY DEED

Robert Cheyne _____ [NAME OF GRANTOR], with an address
of 2116 Hildebrand Rd, Dairy, OR 97625 _____ [GRANTOR ADDRESS HERE]
("Grantor"), conveys and warrants to Urbach Farms Inc. _____
[NAME OF GRANTEE HERE], whose address is _____
22612 Hwy 70, Dairy, OR 97625 _____ [GRANTEE ADDRESS HERE],
("Grantee"), the following described real property (the "Property") free of encumbrances, except
as specifically set forth herein:
Land in Klamath _____ [COUNTY NAME HERE] County,
Oregon, described more particularly as follows:

Exhibit A
See attached Addendum Recorded at the Request of the Grantor

~~to Correct the Legal Description Previously Recorded as 2020-00644~~

SEE ATTACHED AND INCORPORATED EXHIBIT A

The true consideration for this conveyance is \$ 1850.00 .

This property is free of liens and encumbrances, EXCEPT: no exceptions

[LIST EXCEPTIONS]

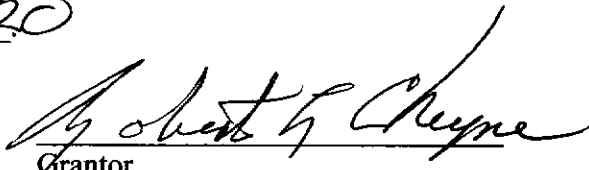
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON
TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF
ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11,
CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS
2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED



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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, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

DATED this 12 day of OCT, 20 20

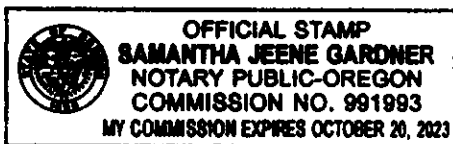

Grantor


STATE OF OREGON

COUNTY OF Klamath

} ss.

The foregoing instrument was acknowledged before me on this 12 day of OCT, 20 20 by Robert Cheyne [NAME OF GRANTOR **HERE**], who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.




Printed Name: Samantha Gardner
Notary Public in and for the State of Oregon

Legal Description Exhibit "A"

All that portion of the South Half ($SE^{1/2}$) of the Northeast quarter (~~N~~ $NE^{1/4}$) of the Southeast quarter ($SE^{1/4}$) of Section 27, Township 38 South, Range $11^{1/2}$ E.W.M. which lies southwesterly of the southwesterly right of way line of the Oregon, California and Eastern Railway Co. and southeasterly of the southeasterly right of way line of the Klamath Falls Lakeview Highway; more particularly described as: a strip of land twenty-five (25) feet in width abutting upon and adjacent to the said southwesterly right of way line of said Oregon, California [†]Eastern Railway Co. and extending the full length of the northeasterly boundary or the above-described parcel of land.