



THIS SPACE RESERVED FOR

2020-013998

Klamath County, Oregon

10/29/2020 10:56:00 AM

Fee: \$87.00

After recording return to:

Jeff Ketcham and Emily Ketcham

P.O. box 265

Bonanza, OR 97623

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

Jeff Ketcham and Emily Ketcham

P.O. box 265

Bonanza, OR 97623

File No. 392906AM

STATUTORY WARRANTY DEED

Tom G. Tenold ,

Grantor(s), hereby convey and warrant to

Jeff Ketcham and Emily Ketcham, 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 A:

Parcel 2 Land Partition 08-19 situate in the NE1/4 SW1/4 Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

PARCEL B:

A parcel of land situated in the NE1/4 of the SW1/4, Section 10, Township 39 South, Range 11 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point that bears North 89°52'04" West a distance of 214.50 feet from the center corner of said section; thence North 89°52'04" West a distance of 135.88 feet; thence South 28°45'37" East a distance of 238.35 feet; thence South 58°24'17" East a distance of 106.94 feet; thence North 33°32'32" East a distance of 50.03 feet; thence North 00°02'30" East a distance of 8.27 feet; thence North 89°51'38" West a distance of 96.96 feet; thence North 00°09'18" West a distance of 214.45 feet, to the point of beginning.

The true and actual consideration for this conveyance is \$25,000.00.

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:

Taxes assessed under Code No. 011 Account No. 900435 Map No. 3911-010CA-01805

The 2020-2021 Taxes: \$221.66, plus interest, unpaid

Taxes assessed under Code No. 011 Account No. 900630 Map No. 3911-010CA-01805

The 2020-2021 Taxes: \$189.00, plus interest, unpaid

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 October, 2020

Tom G. Tenold
Tom G. Tenold

State of Oregon } ss
County of Klamath }

On this 29 day of October, 2020, before me, Nicole S. Galpin a Notary Public in and for said state, personally appeared Tom G. Tenold, 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.

Nicole S. Galpin

Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: 05-22-2023

