

**2020-014014****Klamath County, Oregon**

10/29/2020 02:16:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Jessalyn Epstein and James D. Sutton and Dennis R.

Epstein and Linda J. Brewer

2456 Hwy 422

Chiloquin, OR 97624

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

Jessalyn Epstein and James D. Sutton and Dennis R.

Epstein and Linda J. Brewer

2456 Hwy 422

Chiloquin, OR 97624

File No. 402414AM

STATUTORY WARRANTY DEED**John Ernest Inman,**

Grantor(s), hereby convey and warrant to

Jessalyn Epstein and James D. Sutton, with Right of Survivorship, and Dennis R. Epstein and Linda J. Brewer, as Tenants by the Entirety, all 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:

A parcel of land situated in the NW1/4 NW1/4 NW1/4 and SW1/4 NW1/4 NW1/4 Section 29, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the North 1/16 corner of Sections 29 and 30, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence Northerly along the West section line of Section 29 to a point at the intersection of the Southerly right-of-way line of Highway 422; thence Northeasterly along the Southerly right-of-way of said Highway 422 to a point at the intersection of the East line of the W1/2 NW1/4 NW1/4 Section 29, being the Northeast corner of said parcel, the true point of beginning. Thence Southerly along the East line of the W1/2 NW1/4 NW1/4 Section 29 to a point at the intersection of line running parallel to and 330.00 feet Northerly from the South line of the NW1/4 NW1/4 Section 29; thence Westerly and parallel to and 330.00 feet Northerly from the South line of the NW1/4 NW1/4 Section 29 to a point at the intersection of a line running parallel to and 330.00 feet from the West Section line of Section 29; thence Northerly and parallel to and 330.00 feet from the West section line of Section 29 to a point at the intersection of the Southerly right-of-way line of Highway 422; thence Northeasterly along the Southerly right-of-way line of Highway 422 to the true point of beginning

The true and actual consideration for this conveyance is \$130,000.00.

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 14 day of October 20, 20.

John Ernest Inman
John Ernest Inman

State of Oregon } ss
County of Deschutes }

On this 14 day of October, 2020, before me, Rebecca Jean Sawyers a Notary Public in and for said state, personally appeared John Ernest Inman, 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.

Rebecca Jean Sawyers
Notary Public for the State of Oregon
Residing at: Lafine Oregon
Commission Expires: March 12th 2024

