



2020-017079

Klamath County, Oregon

12/31/2020 10:02:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Teresa Ann Tran

16080 Pine Drop Lane

La Pine, OR 97739

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

Teresa Ann Tran

16080 Pine Drop Lane

La Pine, OR 97739

File No. 425051AM

STATUTORY WARRANTY DEED

Christopher Haley,

Grantor(s), hereby convey and warrant to

Teresa Ann Tran,

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:

Lot 46 in Block 1 of Tract 1098-Split Rail Ranchos, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Together with part of Lot 47, Block 1, Tract 1098-Split Rail Ranchos, more particularly described as follows:

Commencing at the South corner common to Lots 46 and 47, said Block 1; thence North 47°53'15" East along the common line of said Lots 46 and 47, a distance of 137.61 feet to the true point of beginning; thence leaving said line and running North 30°27'17" East a distance of 50.72 feet to a point; thence North 54°12'34" East a distance of 31.55 feet to a point; thence North 70°01'32" East a distance of 31.11 feet to a point on the common line of said Lots 46 and 47; thence South 47°53'15" West along said common line a distance of 108.56 feet to the true point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2310-035B0-03000

The true and actual consideration for this conveyance is \$290,000.00.

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:



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 December, 2020



Christopher Haley

State of Oregon } ss
County of Deschutes }

On this 14 day of December, 2020, before me, Rebecca Jean Sawyers a Notary Public in and for said state, personally appeared Christopher Haley, 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.



Notary Public for the State of Oregon

Residing at: La Pine Oreogn

Commission Expires: March 12 2024

