

GRANTOR
Samantha M. Fox

2021-000117
Klamath County, Oregon

GRANTEE
Elliott G. Fox
435 Telephone Flat Road
Chiloquin, OR 97624



01/05/2021 01:00:18 PM

Fee: \$87.00

AFTER RECORDING RETURN TO: Grantee

SEND TAX STATEMENTS TO: Grantee

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That Samantha M. Fox, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Elliott G. Fox, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

See Exhibit A

THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS, WHICH, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE. 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 APPROVED USES AND EXISTENCE OF FIRE PROTECTION FOR STRUCTURES.

THIS INSTRUMENT WILL 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 APPROVED USES"

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every part of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the undersigned grantors, have executed this instrument this 22 th day of ~~November~~, 2020. December

Samantha M. Fox

Marion

STATE OF OREGON, County of ~~Lane~~ ss.

Personally appeared the above named Samantha M. Fox and acknowledge the foregoing instrument to be her voluntary act and deed.

(S E A L)

Before me:
Notary Public for Oregon

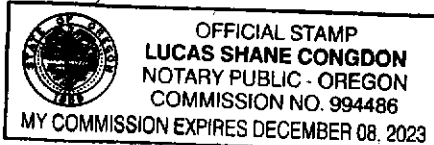


Exhibit A

A parcel of land situated in the NW1/4 NW1/4 of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 2 inch pipe marking the Northwest corner of Section 27, Township 35 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon; thence South $0^{\circ} 38'$ East along the section line a distance of 442.3 feet; thence East 660.0 feet to an iron pipe; thence South $0^{\circ} 38'$ East parallel to the West section line a distance of 330.0 feet to the True Point of Beginning; thence West parallel to the North section line 330.0 feet; thence South $0^{\circ} 38'$ East 330.0 feet to a point on the South line of parcel described in Deed Volume 328, page 102, Deed Records of Klamath County, Oregon; thence East along said South line a distance of 330.0 feet to an iron pipe; thence North $0^{\circ} 38'$ West parallel to the West section line 330.0 feet to the true point of beginning.