



2021-000556

Klamath County, Oregon

01/12/2021 03:29:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

James Guntly II and Constance Guntly

9151 Springlake Road

Klamath Falls, OR 97603

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

James Guntly II and Constance Guntly

9151 Springlake Road

Klamath Falls, OR 97603

File No. 425126AM

STATUTORY WARRANTY DEED

William W. Riggs and Luhree G. Riggs,
as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

James Guntly II and Constance Guntly, 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:

The NW1/4 SW1/4 and SW1/4 SW1/4 lying North of the USBR Drain No. 1 and Southwesterly of the Southern Pacific Railroad in Section 26, Township 39 South, Range 9 East of the Willamette Meridian and that portion of SE1/4 SE1/4 lying North of the USBR Drain #1 in Section 27, Township 39 South, Range 9 East of the Willamette Meridian.

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

3909-02700-02001 875648

3909-02600-01400 584497

The true and actual consideration for this conveyance is \$510,000.00.

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 11 day of Jan, 2021.

William W. Riggs
William W. Riggs

Luhree G. Riggs
Luhree G. Riggs

State of Oregon) ss
County of Klamath)

On this 11 day of January, 2021, before me,

Lynda West a Notary Public in and for said state, personally appeared William W. Riggs and Luhree G. Riggs, 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.

Lynda West
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 1-30-21

