

**2021-001028****Klamath County, Oregon**

01/22/2021 11:54:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Lori L. Long and Richard E. Long Jr.7505 Washburn WayKlamath Falls, OR 97603

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

Lori L. Long and Richard E. Long Jr.7505 Washburn WayKlamath Falls, OR 97603File No. 423930AM

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**STATUTORY WARRANTY DEED****Joshua S. McGinnis and Lela A. McGinnis, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Lori L. Long and Richard E. Long Jr., 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:

**A parcel of land in the SW1/4 SW1/4 of Section 22, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:****The SW1/4 SW1/4 Section 22, Township 39 South, Range 9 East of the Willamette Meridian, EXCEPTING THEREFROM:****Beginning at the Southwest corner of Section 22, Township 39 South, Range 9 East of the Willamette Meridian; thence North 0°04' East, along the West section line 432.5 feet; thence South 89°56' East, 448.70 feet to the West right-of-way line of the U.S.B.R. A-3 lateral; thence South 20°24' East, along the right-of-way line of the A-3 lateral 479.60 feet to the South line of Section 22; thence North 88°22' West, along the South line of Section 22, 607.45 feet to the point of beginning.****ALSO EXCEPTING THEREFROM:****Beginning at the Northwest corner of the SW1/4 SW1/4 Section 22, Township 39 South, Range 9 East of the Willamette Meridian; thence South 88°56' East, along the North line of the SW1/4 SW1/4 to the Westerly right-of-way line of the U.S.B.R. Weed drain; thence Southerly and Westerly along the Westerly and Northerly right-of-way line of the Weed drain to its intersection with the West line of the SW1/4 SW1/4; thence North 0°04' East, along the West line of the SW1/4 SW1/4 to the point of beginning.**

The true and actual consideration for this conveyance is \$545,000.00.

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 18 day of January, 2021

Joshua S. McGinnis

Lela A. McGinnis

State of Oregon } ss  
County of Klamath }

On this 18 day of January, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Joshua S. McGinnis and Lela A. McGinnis, 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.

Melissa Cook

Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: 3/15/22

