



2021-001581

Klamath County, Oregon

02/03/2021 03:17:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

William R. Compton and Vicki J. Schuetze

8083 Kings Way

Klamath Falls, OR 97603

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

William R. Compton and Vicki J. Schuetze

8083 Kings Way

Klamath Falls, OR 97603

File No. 429541AM

STATUTORY WARRANTY DEED

Trevor Lammers,

Grantor(s), hereby convey and warrant to

William R. Compton and Vicki J. Schuetze, 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:

Real Property in the County of Klamath, State of Oregon, described as follows:

A tract of land situated in the NW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of said Section 18; thence South 00°01'10" West along the West line of said Section 18, 2132.7 feet; thence South 89°51'42" East 2034.90 feet to the true point of beginning; thence North 00°00'23" East 404.05 feet; thence South 89°55'23" East 269.25 feet more or less; thence South 00°00'23" West 404.05 feet more or less; thence North 89°55'23" West 269.25 feet more or less to the true point of beginning.

Also the Easterly 27.15 feet of the tract of land situated in the NW 1/4 of Section 18, Township 39 South, Range 10 East of the Willamette Meridian, described as follows:

Beginning at the Northwest corner of said Section 18, thence South 00°01'10" West, 2,132.47 feet; thence South 89°51'42" East, 1765.28 feet to the true point of beginning of this description; thence North 00°00'22" East 372.81 (372.55 by deed) feet; thence South 89°55'23" East 269.62 feet; thence South 00°00'23" West, 373.10 feet; thence North 89°51'42" West, 269.62 feet to the true point of beginning with bearings based on recorded survey no. 2026 as recorded in the Klamath County Surveyor's office.

The true and actual consideration for this conveyance is \$632,500.00.

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.

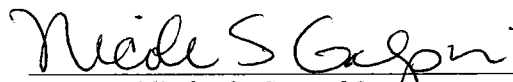
Dated this 2 day of February 2021.


Trevor Lammers

State of Oregon } ss
County of Klamath }

On this 2 day of February, 2021, before me, Nicole S. Galpin a Notary Public in and for said state, personally appeared Trevor Lammers, 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: Klamath
Commission Expires: 5/22/2023

