



2021-001772

Klamath County, Oregon

02/05/2021 01:34:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR F

After recording return to:

Nicholas Bowland

24949 Rocky Point Rd.

Klamath Falls, OR 97601

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

Nicholas Bowland

24949 Rocky Point Rd.

Klamath Falls, OR 97601

File No. 435960AM

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### STATUTORY WARRANTY DEED

**Theresa Christensen, as to an undivided one-half interest and David Marchart, as to an undivided one-half interest as Tenants in Common ,**

Grantor(s), hereby convey and warrant to

**Nicholas Bowland,**

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:

**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is \$80,000.00.

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 4 day of February, 2021.

Theresa Christensen  
Theresa Christensen

David Marchart  
David Marchart

State of } ss Oregon  
County of } Klamath

On this day of 4, February, 2021 before me, LYNDA MARIE WEST a Notary Public in and for said state, personally appeared Theresa Christensen and David Marchart, 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 Marie West  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 1-28-25



## EXHIBIT 'A'

File No. 435960AM

### PARCEL ONE

Beginning at an iron pin on the Easterly right of way line of the Rocky Point Road which makes the Northwest corner of Lot 26, FRONTIER TRACTS, a platted portion of Klamath County, Oregon; thence North 89°7' East along the Northerly line of said Lot 26 a distance of 58.38 feet to an iron pin; thence North 0°25' East 55 feet to an iron pin; thence Westerly and parallel to the Northerly line of said Lot 26 to the Easterly right of way line of Rocky Point Road; thence South 20°55' East along the Easterly right of way line of said Rocky Point Road to the point of beginning, being a portion of the W1/2 of Section 10, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

### PARCEL TWO

Beginning at an iron pin on the Easterly right of way line of Rocky Point Road which marks the Northwest corner of Lot 26, FRONTIER TRACTS, a platted portion of Klamath County, Oregon; thence 89°17' East along the Northerly line of said Lot 26 a distance of 58.28 feet to an iron pin; thence North 0°25' East 55 feet to the true point of beginning of the property herein described; continuing thence; North 0°25' East 55 feet to a point; thence Westerly and parallel to the Northerly line of Lot 26 to the Easterly right of way line of Rocky Point Road; thence South 20°53' East along the Easterly right of way line of said Rocky Point Road to a point from which the true point of beginning bears North 89°17' East thence North 89°17' East and parallel to the North line of Lot 26 to the true point of beginning.

### PARCEL THREE

Lot 26, FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

### PARCEL FOUR

Lot 3 FRONTIER TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.