



2021-002264

Klamath County, Oregon

02/12/2021 02:18:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Kathryn E. McAtee

3036 Front St.

Klamath Falls, OR 97601

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

Kathryn E. McAtee

3036 Front St.

Klamath Falls, OR 97601

File No. 435912AM

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### STATUTORY WARRANTY DEED

**Steven L. Roberts as to Parcel 1 and Steven L. Roberts and Susan M. Roberts, as Tenants by the Entirety as to Parcel 2,**

Grantor(s), hereby convey and warrant to

**Kathryn E. McAtee,**

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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.**

The true and actual consideration for this conveyance is \$549,000.00.

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 10 day of Feb, 2021

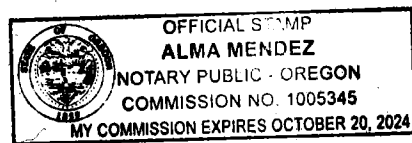
Steven L. Roberts  
Steven L. Roberts

Susan M. Roberts  
Susan M. Roberts

State of Oregon } ss  
County of Marion

On this 10<sup>th</sup> day of February 2021, before me, Alma Mendez a Notary Public in and for said state, personally appeared Steven L. Roberts and Susan M. Roberts, 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.

Alma Mendez  
Notary Public for the State of Oregon  
Residing at: \_\_\_\_\_  
Commission Expires: October 20, 2024



## EXHIBIT "A"

435912AM

### PARCEL 1:

A portion of the SE1/4 NW1/4, Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1 inch axle marking the Southwesterly corner of Lot 82 Pleasant Home Tracts, Klamath County, Oregon; thence South 89°50'03" East along the Southerly boundary of said Lot 82, said Pleasant Home Tracts, a distance of 660.48 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap per record of Survey No. 5749; thence South 00°10'12" West 1081.83 feet to the point of beginning; thence North 00°10'12" East 61.64 feet; thence South 88°45'43" East 82.51 feet; thence South 00°10'12" West 60.10 feet; thence North 89°49'48" West 82.50 feet to the point of beginning with bearings based on the Oregon Coordinate Reference System (OCRS) for the Bend-Klamath Falls zone. See "Map of Survey" for "Property Line Adjustment 16-20".

### PARCEL 2:

A portion of the SE1/4 NW1/4, Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at 1 inch axle marking the Southwesterly corner of Lot 82 Pleasant Home Tracts, Klamath County, Oregon; thence South 89°50'03" East along the Southerly boundary of said Lot 82, said Pleasant Home Tracts, a distance of 660.48 feet to a 5/8" iron pin with Tru-Line Surveying plastic cap per record of Survey No. 5749; thence South 00°10'12" West 1081.83 feet to the true point of beginning; thence South 89°49'48" East 82.50 feet; thence South 00°10'12" West 219.36 feet, more or less to the Northerly Right of Way line of South Sixth Street; thence South 89°44'16" West, along the said Northerly Right of Way line, 82.50 feet to a 5/8" iron pin per Record of Survey No. 1988; thence leaving said Northerly Right of Way line, North 00°10'12" East 219.98 feet, more or less to the point of beginning, more or less and with bearings based on the Oregon Coordinate Reference System (OCRS) for the Bend-Klamath Falls zone, see "Map of Survey" for "Property Line Adjustment 16-20".