



THIS SPACE RESERVED FOR

2021-002296
Klamath County, Oregon
02/16/2021 09:54:01 AM
Fee: \$87.00

After recording return to:
Angela M. Beran and Mark M. Beran
47640 E Highway 140
Bly, OR 97622

Until a change is requested all tax statements shall be
sent to the following address:
Angela M. Beran and Mark M. Beran
47640 E Highway 140
Bly, OR 97622
File No. 435131AM

STATUTORY WARRANTY DEED

Joseph L. Oline and Danielle Carey Braz, with right of survivorship,

Grantor(s), hereby convey and warrant to

Angela M. Beran and Mark M. Beran, 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:

PARCEL1:

The W1/2 of the NW1/4 of NW1/4 of Section 20, Township 36 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

PARCEL 2:

The E1/2NW1/4NW1/4 of Section 20, Township 36 South, Range 13 East of the Willamette Meridian, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the East 165 feet thereof.

ALSO EXCEPTING THEREFROM that portion conveyed by Warranty Deed recorded March 7, 1990 in M90, page 4316 described as follows:

A parcel of land situated in the NW1/4 NW1/4 of Section 20, T36S R13E, W.M., Klamath County, Oregon being more particularly described as follows:

Beginning at a point on the Southerly right of way line of Highway 140 from which the Northwest Corner of said Section 20 bears N71°27'32"W, 1228.33 feet; thence S00°29'31"W parallel with and 165 feet West, when measured at right angles, of the East line of said NW1/4 NW1/4, 525.00 feet to a 5/8" iron pin; thence West 148 feet to a 5/8" iron pin; thence N00°29'31"E, 383.08 feet more or less, to a point on said Southerly right of way line; thence Northeasterly on said Southerly right of line on curve to the right, 206 feet more or less to the point of beginning.

The true and actual consideration for this conveyance is \$289,000.00.

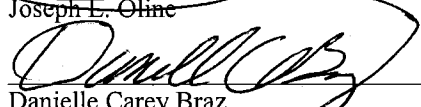
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 February, 2021.



Joseph L. Oline

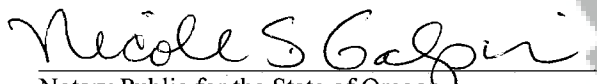


Danielle Carey Braz

State of Oregon } ss
County of Klamath }

On this 11 day of February, 2021, before me, Nicole S. Galpin a Notary Public in and for said state, personally appeared Joseph L. Oline and Danielle Carey Braz, 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

