

2021-002366

Klamath County, Oregon



00274211202100023660030038

02/17/2021 10:16:50 AM

Fee: \$92.00

Recording prepared by:
DOUGLAS D ROGERS
GWENDOLYN L ROGERS
17 Sunshine Trail
Columbia Falls, MT 59912

When recorded return to:
ANDREW L WINTERS
JENNIFER L WINTERS
17 Sunshine Trail
Columbia Falls, MT 59912

Mail tax statements to:
ANDREW L WINTERS
JENNIFER L WINTERS
17 Sunshine Trail
Columbia Falls, MT 59912

Tax parcel no: Code 041 PCL 101 Map 3909-
011BC-2400 Acres .047

State of Oregon

Rev. 133EF49

WARRANTY DEED

This General Warranty Deed is made effective this 11 day of February, 2021 (the "Effective Date") between DOUGLAS D ROGERS and GWENDOLYN L ROGERS (collectively "Grantor"), a married couple whose mailing address is 17 Sunshine Trail, Columbia Falls, MT 59912, and ANDREW L WINTERS and JENNIFER L WINTERS (collectively "Grantee"), a married couple whose mailing address is 17 Sunshine Trail, Columbia Falls, MT 59912.

WITNESSETH, that Grantor, for and in consideration of the sum of \$1,000.00 USD and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee the real property (the "Property") located at 4416 Denver Ave, Klamath Falls in Klamath County, OR 97603, and more particularly described as follows: Beginning at a point marked by an iron pin driven in the ground in the center line of a 60 foot roadway, from which the section corner common to sections 2,3,10 and 11. Township 39 South, Range 9 East of the Willamette Meridian, bears South 89° 44 1/2' West along the center line of said roadway, 744.4 feet to a point in the West boundary of said Section 11 and North 0° 13 1/2' West along the section line 1662.5 feet; running hence South 0°07' East 331.95 feet to a point in the Southerly boundary of said N 1/2 SW 1/4 NW 1/4 of Section 11; thence North 89° 42' East along said boundary line 67.5 feet; thence North 0°07' West 331.90 feet more or less to the center line of said

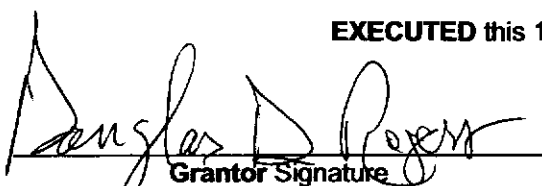
roadway; thence South 89° 44 1/2' West along the center line of said roadway, 67.5 feet more or less, to the point of beginning

TO HAVE AND TO HOLD unto said Grantee and its successors and assigns, forever.

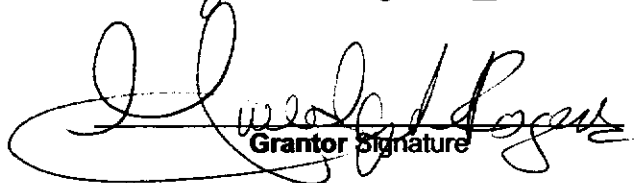
Grantor hereby warrants that the Property is lawfully seized in fee simple; that Grantor has the legal right to convey the Property; and that the Property is free from all encumbrances except as otherwise stated above. Grantor and its heirs, executors, and administrators hereby warrant and bind themselves to forever defend the Property unto the said Grantee and its heirs and assigns, against all claims against title to the Property or any part thereof.

This conveyance is made expressly subject to the deeds of trust, mortgages, conditions, restrictions, rights of way, easements, and other instruments of record, insofar as they may lawfully affect the Property.

EXECUTED this 11 day of February, 2021.


Grantor Signature

DOUGLAS D ROGERS
Grantor Name


Grantor Signature

GWENDOLYN L ROGERS
Grantor Name


Grantee Signature

ANDREW L WINTERS
Grantee Name

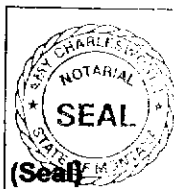

Grantee Signature

JENNIFER L WINTERS
Grantee Name

NOTARY ACKNOWLEDGEMENT

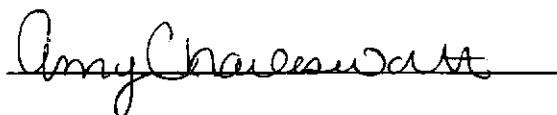
State of Montana)

County of Flathead)



AMY CHARLESWORTH
NOTARY PUBLIC for the
State of Montana
Residing at Columbia Falls, Montana
My Commission Expires
July 10, 2021

The foregoing instrument was acknowledged before me this 11 day of Feb, 2021, by the undersigned, DOUGLAS D ROGERS, who is personally known to me or satisfactorily proven to me to be the person whose name is subscribed to the within instrument.



Signature

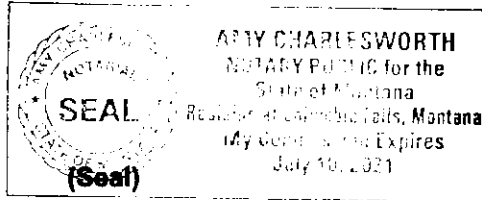
Amy Charlesworth
Notary Public

My Commission Expires: July 10, 2021

NOTARY ACKNOWLEDGEMENT

State of Montana)

County of Flathead)



The foregoing instrument was acknowledged before me this 11 day of Feb, 2021, by the undersigned, GWENDOLYN L ROGERS, who is personally known to me or satisfactorily proven to me to be the person whose name is subscribed to the within instrument.

Amy Charlesworth
Signature

Amy Charlesworth
Notary Public

My Commission Expires: July 10, 2021