

**2021-002924****Klamath County, Oregon**

02/26/2021 03:38:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Veronica Walker and Dan ReganP.O. Box 830Merrill, OR 97633

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

Veronica Walker and Dan ReganP.O. Box 830Merrill, OR 97633File No. 440117AM

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**STATUTORY WARRANTY DEED****Ralph C. Clark and Sherry Clark, Trustees of the Ralph C. and Clark Family Trust,**

Grantor(s), hereby convey and warrant to

**Veronica Walker and Dan Regan, 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:

**That portion of the SW1/4 SE1/4, the SE1/4 SW1/4 and the SW1/4 SW1/4 of Section 5, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, lying Southerly of the Burlington Northern Railroad and excepting therefrom that portion contained in the right-of-way of Dodd's Hollow Road and State Highway No. 39, Also excepting from said SW1/4 SW1/4 the following described property:**

**Beginning at the Southwest corner of said Section 5, being the intersection of State Highway No. 39 and Malone Road and marked by 5/8" iron pin with a Tru-line Surveying plastic cap in monument case; thence North 89°46'00" East, along the South line of said Section 5, 241.25 feet; thence North 30.00 feet, more or less, to the Northerly right of way line of said highway; thence continuing North 910 feet, more or less, to the Southerly right of way line of the Burlington Northern Railroad; thence Westerly along said railroad right of way line, 239 feet, more or less, to a point on the West line of said Section 5; thence South 00°08'07" West 941.37 feet to the point of beginning, including the area within said Malone Road and State Highway No. 39.**

The true and actual consideration for this conveyance is \$650,000.00.

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 26th day of Feb, 2021.

The Ralph C. and Clark Trust

By: Ralph C. Clark  
Ralph C. Clark, Trustee

By: Sherry Clark  
Sherry Clark, Trustee

State of OR } ss  
County of Klamath }

On this 26th day of Feb, 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Ralph C. Clark and Sherry Clark, Trustees of The Ralph C. and Clark Family Trust, 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.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co  
Commission Expires: 8/30/21

