



2021-003387

Klamath County, Oregon

03/05/2021 02:40:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Warren Matti

137321 N Hwy 97,

Crescent, OR 97733

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

Warren Matti

137321 N Hwy 97,

Crescent, OR 97733

File No. 446690AM

STATUTORY WARRANTY DEED

Angela M. Cox,

Grantor(s), hereby convey and warrant to

Warren Matti,

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:

A parcel of land situate in the SW1/4 NE1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point along the original Southwest line of the land of Jim Erikson, being also a corner common to Crescent Heights Subdivision and E.B. Stumbaugh reserved land, a 5/8 inch steel rod, from which the NE/16 corner of said Section 30 bears North 72°52'07" East 481.31 feet; thence along two lines with Crescent Heights Subdivision South 38°58'09" West 100.00 feet to a point, a 5/8 inch steel rod; thence North 77°00'07" West 168.11 feet to a point, a 5/8 inch steel rod along the East right of way line of U.S. Highway 97 and 50 feet from the centerline thereof; thence along said right of way line, North 15°00'13" East 180.00 feet to a point in a paved driveway, a center-punched railroad spike; thence along two lines as agreed between E.B. Stumbaugh and Jim Erikson: South 55°46'32" East 220.94 feet to a point, a 5/8 inch steel rod; South 15°00'13" West, parallel to U.S. Highway 97, 10.00 feet to the point of beginning

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2409-030AC-00500

2409-030AC-00600

2409-030AC-00700

The true and actual consideration for this conveyance is \$190,000.00.

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 5 day of March 2024.

Angela M. Cox
Angela M Cox

State of Oregon } ss
County of Deschutes }

On this 5 day of March, 2021, before me, Rebecca Jean Sawyers a Notary Public in and for said state, personally appeared Angela M. Cox, 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.

Rebecca Jean Sawyers

Notary Public for the State of Oregon

Residing at: LaPine Oregon

Commission Expires: March 12 2024

