



2021-003547

Klamath County, Oregon

03/09/2021 01:30:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Michael Jess Teran and Angela Jenkins

PO Box 127

Beatty, OR 97621

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

Michael Jess Teran and Angela Jenkins

PO Box 127

Beatty, OR 97621

File No. 438228AM

STATUTORY WARRANTY DEED

Jack A. Prentice and Nicky Rabago Prentice, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Michael Jess Teran and Angela Jenkins, 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:

PARCEL 1:

A parcel of land situated in the NW1/4 NW1/4 of Section 20, Township 36 South, Range 13 East of the Willamette Meridian, 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 North 71 degrees 27' 32" West, 1228.33 feet; thence South 00 degrees 29' 31" West 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 North 00 degrees 29' 31" East, 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 a curve to the right, 206 feet more or less to the point of beginning.

PARCEL 2:

The East 165 feet of the NW1/4 of NW1/4, and the W1/2 of the NE1/4 of the NW1/4 in Section 20, Township 36 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portion lying within State Highway 140 right of way.

The true and actual consideration for this conveyance is \$230,000.00.

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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 3 day of 8-21.

Jack Prentice
Jack Prentice

Nicky R. Prentice
Nicky Prentice

State of Oregon } ss
County of Klamath }

On this 8 day of March, 2021, before me, Lisa Legget Weatherby a Notary Public in and for said state, personally appeared Jack A. Prentice and Nicky Rabago Prentice, 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.

Lisa Legget Weatherby
Notary Public for the State of Oregon

Residing at: Klamath

Commission Expires:

10/11/2023

