



THIS SPACE RESERVED FOR

2021-003621

Klamath County, Oregon

03/10/2021 02:16:01 PM

Fee: \$87.00

After recording return to:

Jessica Richardson and Daniel G. Richardson

4920 Homedale Rd.

Klamath Falls, OR 97603

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

Jessica Richardson and Daniel G. Richardson

4920 Homedale Rd.

Klamath Falls, OR 97603

File No. 438721AM

STATUTORY WARRANTY DEED

Roger L. Wiseman, Jr.,

Grantor(s), hereby convey and warrant to

Jessica Richardson and Daniel G. Richardson, 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:

A tract of land situated in the NW 1/4 NE 1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

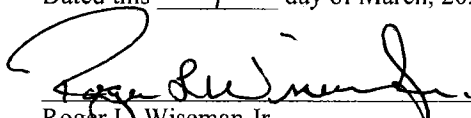
Beginning at a point on the Westerly right of way line of Homedale Road, said point being North 89°58'56" West 30.00 feet and North 00°06'10" East 169.48 feet from the Northeast 1/16 corner of said Section 14; thence North 89°31'05" West 162.02 feet to a point on the Easterly right of way line of the U.S.B.R. Lateral, A-3-B; thence North 00°06'10" East along said Easterly right of way line, 80.00 feet; thence South 89°31'05" East 162.02 feet to the said Westerly right of way line of Homedale Road; thence South 00°06'10" West 80.00 feet to the point of beginning, with bearings based on Survey No. 1645, as recorded in the office of the Klamath County Surveyor.

The true and actual consideration for this conveyance is \$268,000.00.

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:

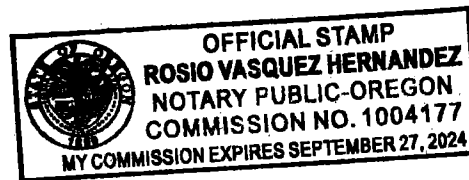
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 9th day of March, 2021.

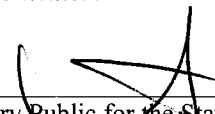


Roger L. Wiseman Jr.

State of Oregon } ss
County of Klamath }



On this 9th day of March, 2021, before me, Rosio V. Hernandez, a Notary Public in and for said state, personally appeared Roger L. Wiseman, Jr., 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: Sept 27, 2024