



THIS SPACE RESERVED FOR

2021-003839
Klamath County, Oregon
03/15/2021 03:44:01 PM
Fee: \$87.00

After recording return to:

Bradley D Green and Robin K Green

85820 Parkway Rd

Pleasant Hill, OR 97455

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

Bradley D Green and Robin K Green

85820 Parkway Rd

Pleasant Hill, OR 97455

File No. 440545AM

STATUTORY WARRANTY DEED

Robert A. Wilson and Desiree Leo-Wilson, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Bradley D Green and Robin K Green, 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 part of the S1/2 of the NE1/4 of Section 36, Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon lying West of Highway 97 and Easterly of the Klamath Northern Railroad right-of-way.

EXCEPTING THEREFROM those portions thereof conveyed to Roger D. Hansen and Patty A. Hansen by deeds recorded July 1, 1998 in Volume M98, page 23283 and September 13, 2002 in Volume M02, page 52211

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

2408-036A0-00801

The true and actual consideration for this conveyance is \$235,000.00.

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:

Return To:

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 12 day of March, 2021

Robert A Wilson
Robert A Wilson

Desiree Leo-Wilson
Desiree Leo-Wilson

State of Oregon } ss
County of Tillamook

On this 12th day of March, 2021, before me, Tiffany Hudson a Notary Public in and for said state, personally appeared Robert A Wilson and Desiree Leo-Wilson, 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.

Tiffany Hudson
Notary Public for the State of Oregon
Residing at: Bend, OR
Commission Expires: 5/9/21

