



THIS SPACE RESERVED FOR

2021-003874

Klamath County, Oregon

03/16/2021 10:56:00 AM

Fee: \$87.00

After recording return to:

Catherine Bumgardner-Pool

3522 Blackwood RD

South Lake Tahoe, CA 96150

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

Catherine Bumgardner-Pool

3522 Blackwood RD

South Lake Tahoe, CA 96150

File No. 437376AM

STATUTORY WARRANTY DEED

Robert C. Scott,

Grantor(s), hereby convey and warrant to

Catherine Bumgardner-Pool,

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:

The S1/2 NW1/4 and the SW1/4 of Section 34, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, EXCEPTING THEREFROM the following:

A Portion of Section 34, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

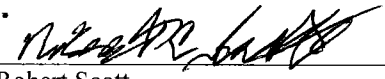
Beginning at the Southwest corner of the N1/2 SW1/4 NW1/4 of Section 34, Township 35 South, Range 10 East of the Willamette Meridian, thence Southerly along the West line of Section 34 to the Southwest corner of the SW1/4; thence Easterly along the South line of Section 34 to the Southeast corner of the SW1/4; thence Northerly along the East line of the SW1/4 to the Northeast corner of the S1/2 NE1/4 SW1/4, thence diagonally Northwesterly to the point of beginning.

The true and actual consideration for this conveyance is \$272,500.00.

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 11 day of March, 2021

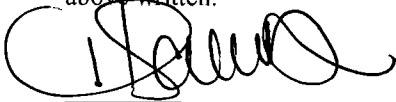


Robert Scott

C.
State of Oregon } ss
County of Klamath }

On this 11 day of March, 2021, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Robert C. Scott, 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 Falls OR
Commission Expires: 12/17/2021

