



2021-004071

Klamath County, Oregon

03/18/2021 02:23:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Robert A.D. Clauder and Robert A. Clauder

11092 Hwy 66

Klamath Falls, OR 97601

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

Robert A.D. Clauder and Robert A. Clauder

11092 Hwy 66

Klamath Falls, OR 97601

File No. 431311AM

### STATUTORY WARRANTY DEED

**Jennifer C. Mayernik and Daniel J. Mayernik, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Robert A.D. Clauder and Robert A. Clauder, not as Tenants in Common, but with rights of survivorship,**

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 portion of the SW ¼ SE ¼, Section 28 and of the NW ¼ NE ¼, Section 33, Township 39 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at a point on the line between Sections 28 and 33, Township 39 South, Range 8 East of the Willamette Meridian, which is 660 feet East of the one-quarter corner between the two said Sections; thence North 233.6 feet to the centerline of the Klamath Falls-Ashland Highway; thence South 63 degrees 14' West along the center line of said highway, a distance of 354.3 feet; thence South 26 degrees 53' East 256.7 feet; thence North 53 degrees 44' East 246.8 feet to the fence corner; thence North 8.2 feet to the point of beginning**

**EXCEPTING THEREFROM that portion lying within the Keno Canal.**


**AND EXCEPTING THEREFROM that portion thereof lying within the Klamath Falls-Ashland Highway, and also designated as State Highway 66.**


The true and actual consideration for this conveyance is \$325,000.00.

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.

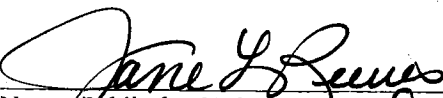
Dated this 16 day of March, 2021.

  
\_\_\_\_\_  
Jennifer C. Mayernik

  
\_\_\_\_\_  
Daniel J. Mayernik

State of Oregon } ss  
County of Malheur }

On this 16th day of March, 2021, before me, Jane L. Reeves, a Notary Public in and for said state, personally appeared **Jennifer C. Mayernik and Daniel J. Mayernik**, 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.

  
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Notary Public for the State of Oregon  
Residing at: Vale, OR  
Commission Expires: 6-20-23

