



2021-004374

Klamath County, Oregon

03/23/2021 02:05:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Paul R. Crawford and Alysha D. Crawford

PO Box 45

Malin, OR 97632

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

Paul R. Crawford and Alysha D. Crawford

PO Box 45

Malin, OR 97632

File No. 434809AM

### STATUTORY WARRANTY DEED

**Anthony L. Borgman, Successor Trustee of the Melvin J. and Charlotte E. Borgman Revocable Trust, dated June 5, 2000,**

Grantor(s), hereby convey and warrant to

**Paul R. Crawford and Alysha D. Crawford, 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 portion of the E1/2 of the SW1/4 of Section 33, Township 40 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point on the West line of Drazil Road formerly Turkey Hill Road, which point lies 2044 feet, more or less, South and 30 feet, more or less, West of the Northeast corner of the E1/2 of the SW1/4 of Section 33, Township 40 South, Range 12 East of the Willamette Meridian, said point of beginning is also the point of intersection of Drazil Road and irrigation ditch running through said Section 33; thence North along said county road 358 feet; thence West 569 feet, more or less, to the center of the irrigation ditch; thence following centerline of said ditch in a Southeasterly direction to the point of beginning.**

**EXCEPTING THEREFROM any portions lying within the limits of Drazil Road formerly known as Turkey Hill Road.**

The true and actual consideration for this conveyance is \$56,000.00.

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 21<sup>st</sup> day of March, 2021.

Melvin J. and Charlotte E. Borgman Revocable Trust

By: Anthony L. Borgman  
Anthony L. Borgman, Successor Trustee

State of California } ss.  
County of Butte }

On this 21<sup>st</sup> day of March, 2021, before me, DESTA R. BECHTOL, a Notary Public in and for said state, personally appeared Anthony L. Borgman known or identified to me to be the person whose name is subscribed to the foregoing instrument as successor trustee of the Melvin J. and Charlotte E. Borgman Revocable Trust, and acknowledged to me that he executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

DESTA R. BECHTOL  
Notary Public for the State of California  
Residing at: Butte County  
Commission Expires: 3-2-2025

