



2021-004455

Klamath County, Oregon

03/25/2021 08:24:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Alan Richard Ertle, Trustee

20532 Jacklight Lane

Bend, OR 97702

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

Alan Richard Ertle, Trustee

20532 Jacklight Lane

Bend, OR 97702

File No. 447539AM

### STATUTORY WARRANTY DEED

**Joann N. Brown,**

Grantor(s), hereby convey and warrant to

**Alan Richard Ertle, Trustee of The Alan Richard Ertle Revocable Trust, dated April 24, 2019,**

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:

**Lot 9 in Block 2, Tract No. 1172, Shield Crest, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.**

**ALSO a parcel of land located in the SW1/4 of Section 5, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being a portion of Lot 8, Block 2, TRACT 1172, SHIELD CREST and being more particularly described as follows:**

**Beginning at the Northeast corner of Lot 8, Block 2, TRACT 1172; thence South 00°42'57" East 200.00 feet to the Southeast corner of said Lot 8; thence along the Southerly boundary of said Lot North 89°01'08" West 200.00 feet; thence South 47°53'06" West 257.83 feet to a point on the Northeasterly right of way line of Ivan Lane; thence following said right of way line 50.40 feet along the arc of a 230.00 foot radius curve left, the long chord of which bears North 48°23'44" West 50.30 feet; thence North 47°53'06 East 307.41 feet; thence North 00°42'56" West 133.35 feet to a point on the North line of Lot 8; thence South 89°01'08" East 200.00 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$660,000.00.

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 15th day of MAY, 2021.

X Joann N. Brown  
Joann N. Brown

State of OR } ss  
County of Klamath }

On this 15th day of MAY, 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Joann N. Brown, 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.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co.  
Commission Expires: 8/30/21

