



THIS SPACE RESERVED FOR

2021-004837

Klamath County, Oregon

03/30/2021 01:37:00 PM

Fee: \$87.00

After recording return to:

Thomas W. Hall and Nancy L. Hall

6368 Teal Dr.

Bonanza, OR 97623

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

Thomas W. Hall and Nancy L. Hall

6368 Teal Dr.

Bonanza, OR 97623

File No. 434525AM

### STATUTORY WARRANTY DEED

**Richard S. Fairclo and Susan Fairclo House, each as to an undivided 1/2 interest as Tenants in Common,**

Grantor(s), hereby convey and warrant to

**Thomas W. Hall and Nancy L. Hall, 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:

#### PARCEL 1

**The E1/2 NW1/4 and the NE1/4 SW1/4 of Section 21, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.**

**EXCEPTING THEREFROM a tract that is located in the Southwest corner of the NE1/4 SW1/4 of said section described as follows:**

**Beginning at the Southwest corner of said NE1/4 SW1/4; thence East along the South line thereof 36 rods; thence North and parallel to the West line thereof 82 rods; thence West parallel to the South line thereof 36 rods to the West line thereof; thence South along West line thereof 82 rods to the place of beginning.**

#### PARCEL 2

**The SW1/4 SE1/4 and S1/2 SW1/4 of Section 21, Township 36 South, Range 12 East of the Willamette Meridian, NW1/4 NE1/4 of Section 28, Township 36 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$166,400.00.

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:

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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 25 day of March, 2021

  
Richard S. Fairclo

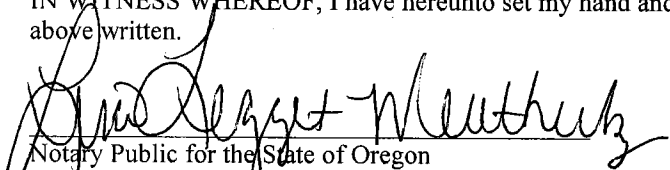
  
Susan Fairclo House

State of Oregon } ss  
County of Klamath }

On this 25 day of March, 2021, before me,

Lisa Legget Weatherby a Notary Public in and for said state, personally appeared Richard S. Fairclo and Susan Fairclo House, 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 County, Oregon

Commission Expires: 10/1/2023

