



**2021-005046**

**Klamath County, Oregon**

**04/02/2021 01:11:00 PM**

**Fee: \$92.00**

THIS SPACE RESERVED FOR

After recording return to:

Jesse Culver and Andrea Culver

35534 SE Bluff Rd.

Boring, OR 97009

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

Jesse Culver and Andrea Culver

35534 SE Bluff Rd.

Boring, OR 97009

File No. 446499AM

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### STATUTORY WARRANTY DEED

**George H. Severson, Jr. and Teresa A. Severson, as Tenants by the Entirety, as to Parcels 1 through 4**

**George H. Severson as to Parcel 5; George H. Severson and Teresa A. Severson, as Tenants by the Entirety, as to Parcels 6 through 10,**

Grantor(s), hereby convey and warrant to

**Jesse Culver and Andrea Culver, 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:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.**

The true and actual consideration for this conveyance is \$114,000.00.

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

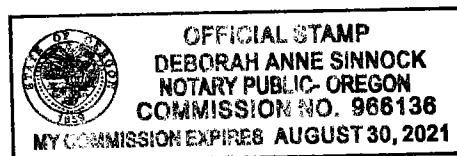
George H. Severson Jr.  
George H. Severson Jr.

Teresa A. Severson  
Teresa A. Severson

State of OR } ss  
County of Klamath

On this 31<sup>st</sup> day of Mar., 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared George H. Severson, Jr. and Teresa A. Severson, 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



## EXHIBIT "A"

446499AM

Parcel 1:

The W1/2 S1/2 SW1/4 NW1/4 of Section 21, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 2:

The N1/2 SW1/4 NW1/4 of Section 21, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 3:

The E1/2 S1/2 SW1/4 NW1/4 of Section 21, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 4:

The S1/2 SE1/4 NW1/4 of Section 21, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 5:

The S1/2 of the NW1/4 of the SW1/4 of Section 21, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 6:

The N1/2 SE1/4 NW1/4 of Section 21, Township 36 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

Parcel 7:

The NE1/4 NE1/4 SW1/4 of Section 21 Township 36 South Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 8:

The S1/2 of the SW1/4 of the NE1/4 of the SW1/4 and the SE1/4 of the NE1/4 of the SW1/4 of Section 21, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Parcel 9:

The N1/2 of the NW1/4 of the SW1/4 Section 21, Township 36 South, Range 10 East of the Willamette Meridian

Parcel 10:

The N1/2 of the SW1/4 of the NE1/4 of the SW1/4 of Section 21, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.