



**2021-005086**

**Klamath County, Oregon**

**04/05/2021 09:55:00 AM**

**Fee: \$87.00**

THIS SPACE RESERVED FOR

After recording return to:

Tommy M Combs and Anita G. Combs

P.O. Box 110

Midland, OR 97634

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

Tommy M Combs and Anita G. Combs

P.O. Box 110

Midland, OR 97634

File No. 448554AM

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### STATUTORY WARRANTY DEED

**Kody G. Kuhlman and Kaitlyn A. Altenbach, with rights of survivorship ,**

Grantor(s), hereby convey and warrant to

**Tommy M Combs and Anita G. Combs, 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 3 "LAND PARTITION 17-18", BEING A REPLAT OF PARCEL "A" OF "MAJOR LAND PARTITION NO. 80-28", SITUATED IN THE SW1/4 SE1/4 OF SECTION 15, T39S, R10EWM, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE INITIAL POINT, SAID POINT BEING THE SOUTHEAST CORNER OF PARCEL A OF "MAJOR LAND PARTITION NO. 80-28"; THENCE S81°36'00"W, ALONG THE NORTH RIGHT OF WAY LINE OF THE OREGON STATE PARKS RAILS TO TRAILS, 1018.44 FEET; THENCE, LEAVING SAID RIGHT OF WAY LINE, NORTH 420.00 FEET; THENCE N85°30'34"E 1005.76 FEET; THENCE S00°47'35"E 350.00 FEET TO THE POINT OF BEGINNING, RECORDED JUNE 30, 2020 IN INSTRUMENT 2020-007991, RECORDS OF KLAMATH COUNTY, OREGON**

The true and actual consideration for this conveyance is \$75,000.00.

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 day of March, 2021.

Kody G. Kuhlman  
Kody G. Kuhlman

Kaitlyn A. Altenbach  
Kaitlyn A. Altenbach

State of Oregon } ss  
County of Klamath }

On this 31 day of MARCH, 2021, before me, Lynda Marie West a Notary Public in and for said state, personally appeared Kody G. Kuhlman and Kaitlyn A. Altenbach, 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.

Lynda Marie West  
Notary Public for the State of Oregon  
Residing at: Klamath  
Commission Expires: 1-28-25

