



2021-005303

Klamath County, Oregon

04/08/2021 10:58:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Teresa Jolley

5670 Uhrmann Rd.

Klamath Falls, OR 97601

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

Teresa Jolley

5670 Uhrmann Rd.

Klamath Falls, OR 97601

File No. 450484AM

### STATUTORY WARRANTY DEED

**Aine Adams,**

Grantor(s), hereby convey and warrant to

**Teresa Jolley,**


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 parcel of land situate in the N1/2 NE1/4 SE1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; being more particularly described as follows: Beginning at a point on the West line of the NE1/4 SE1/4 of Section 7, Township 38 South, Range 9 East of the Willamette Meridian from which point the Northwest corner of said NE1/4 SE1/4 bears North 0°17' East 440.0 feet distant; thence East 82.0 feet; thence South 0°17' West 95.0 feet; thence East 196 feet, more or less, to a point on the Westerly right-of-way line of Uhrmann Road, as the same is presently located and constructed; thence Southeasterly along said Westerly right-of-way line 126 feet, more or less, to its intersection with the South line of the N1/2 NE1/4 SE1/4 of said Section 7; thence Westerly along said South line 298 feet, more or less, to the Southwest corner of said N1/2 NE1/4 SE1/4; thence North 0°17' East 220 feet, more or less, to the point of beginning.**

The true and actual consideration for this conveyance is \$190,000.00.

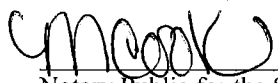
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 5 day of April, 2021  
  
Aine Adams

State of Oregon } ss  
County of Klamath }

On this 5 day of April, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Aine Adams, 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  
Commission Expires: 3/15/22

