



THIS SPACE RESERVED FOR F

2021-005398

Klamath County, Oregon

04/09/2021 02:30:00 PM

Fee: \$87.00

After recording return to:

Barrie Clumpner and John Clumpner and Raylene
Clumpner

9889 Harpold Rd.

Klamath Falls, OR 97603

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

Barrie Clumpner and John Clumpner and Raylene
Clumpner

9889 Harpold Rd.

Klamath Falls, OR 97603

File No. 443415AM

STATUTORY WARRANTY DEED

Will Winter Oxley,

Grantor(s), hereby convey and warrant to

Barrie Clumpner and John Clumpner and Raylene Clumpner, with right of survivorship,

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 Section 1, Township 40 South, Range 11 East of the Willamette Meridian, and
Section 6, Township 40 South, Range 12 East of the Willamette Meridian, lying Easterly of the Malin to
Bonanza Highway and being more particularly described as follows:

Beginning at a Brass cap monument marking the Northeast corner of Section 1, Township 40 South, Range
11 East of the Willamette Meridian, and the Northwest corner of Section 6, Township 40 South, Range 12
East of the Willamette Meridian; thence North 89°38'05" East 351.00 feet to a 5/8 inch iron pin marking the
Northeast corner of Lot 4 in said Section 6, South 0°14'45" West 2717.00 feet to a 5/8 inch iron pin in an
existing East-West fence line; thence along an existing fence line West 339.55 feet; South 77°50'15" West
217.85 feet; North 71°15'05" West 547.30 feet; North 50°17'15" West 72.15 feet; and North 38°12'10" West
233.05 feet, more or less, to a point on the Easterly right of way line of the Malin to Bonanza Highway, as
the same is presently located and constructed; thence North 13°48'45" East along said Easterly right of way
line 2426.8 feet, more or less, to a point on the North line of Section 1, Township 40 South, Range 11 East of
the Willamette Meridian; thence Easterly along the Section line 351.7 feet, more or less, to the point of
beginning.

The true and actual consideration for this conveyance is \$676,000.00.

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 8 day of April, 2021

Will Oxley
Will Winter Oxley

State of Oregon } ss
County of Klamath }

On this 8 day of April, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Will Winter Oxley, 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.

M Cook
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/15/22

