



THIS SPACE RESERVED FOR

2021-005720

Klamath County, Oregon

04/16/2021 08:18:00 AM

Fee: \$92.00

After recording return to:

Carey Kelley and Nikki Kelley

PO Box 2762

Albany, OR 97321

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

Carey Kelley and Nikki Kelley

PO Box 2762

Albany, OR 97321

File No. 450386AM

STATUTORY WARRANTY DEED

Robert A. Wilson and Desiree Leo-Wilson, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Carey Kelley and Nikki Kelley, 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 Attached Exhibit 'A'

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2409-031BB-01200-000

2409-031BC-00300-000

The true and actual consideration for this conveyance is \$99,000.00.

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:

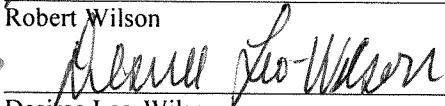
Return to: 

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 14 day of April, 2021.



Robert Wilson



Desiree Leo-Wilson

State of Oregon } ss
County of Deschutes }

On this 14th day of April, 2021, before me, Tiffany Hudson a Notary Public in and for said state, personally appeared Robert A Wilson and Desiree Leo-Wilson, 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: Oregon
Commission Expires: 4/5/2025

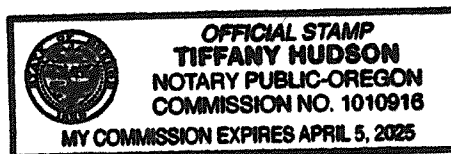


EXHIBIT 'A'

File No. 450386AM

PARCEL 1:

Running 944.08 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, East to an iron pipe on East line of Dalles-California Highway; thence Southerly on said line 1213 feet 7 inches to point of beginning; thence Easterly 220 feet; thence 200 feet Southerly; thence 220 feet Westerly back to the line of highway, at right angles to same; thence 200 feet Northerly along line of highway to place of beginning, less strip 20 feet by 200 feet along line of highway conveyed to State Highway Department for right of way.

PARCEL 2:

Running 944.08 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, East to an iron pipe on the East line of Highway 97; thence Southerly along said line 1413 feet 7 inches to point of beginning; thence Easterly at right angles to Highway 200 feet; thence Southerly parallel to Highway 97, 60 feet; thence Westerly at right angles to said Highway 200 feet; thence Northerly along East right of way line of Highway, 60 feet to point of beginning.

EXCEPT 20 feet along Highway 97 deeded to State Highway Commission.

PARCEL 3:

Running 944.08 feet East from the Northwest corner of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, East to the iron pipe on the East line of the Dalles-California Highway; thence Southerly on said line 1473 feet and 7 inches to point of beginning; thence Easterly at right angles to said highway, 220 feet; thence Southerly parallel to Highway 97, 50 feet; thence Northwesterly at right angles to said highway, 220 feet to the line of Highway; thence Northerly along said highway 50 feet parallel to said highway to place of beginning.

EXCEPT 20 feet along Highway 97.