



2021-006611

Klamath County, Oregon

04/28/2021 08:38:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

John Romani

41820 Sunna Lane

Chiloquin, OR 97624

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

John Romani

41820 Sunna Lane

Chiloquin, OR 97624

File No. 448297AM

STATUTORY WARRANTY DEED

Richard N. Gothrick,

Grantor(s), hereby convey and warrant to

John Romani,

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:

The S1/2 S1/2 SW1/4 SW1/4 lying East of the Sprague River, Section 21, Township 34 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

EXCEPTING THEREFROM the East 200.00 feet and the North 25.00 feet.

TOGETHER WITH a roadway easement 60 feet on width, lying Westerly of and adjoining the East Boundary of the W1/2 of the SW1/4 of Section 21, and a roadway easement, 60 feet in width, lying Westerly of and adjoining the East boundary of the W1/2 of the NW1/4 of Section 28 North of the Sprague River Highway. SUBJECT TO AND TOGETHER WITH a nonexclusive roadway and utility easement, 30 feet in width, lying Northerly of and adjoining the South boundary of the S1/2 S1/2 SW1/4 SW1/4 lying East of the Sprague River

The true and actual consideration for this conveyance is \$220,000.00.

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 27th day of April, 2021.

Richard N. Gothrick
Richard Gothrick

State of OR } ss
County of Klamath

On this 27th day of Apr., 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Richard N. Gothrick, 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

