



THIS SPACE RESERVED FOR R

2021-008179

Klamath County, Oregon

05/21/2021 02:19:01 PM

Fee: \$87.00

After recording return to:

Chris James Bedore and Valerie Jean Bedore

17460 Owl Tree Rd.

Riverside, CA 92504

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

Chris James Bedore and Valerie Jean Bedore

17460 Owl Tree Rd.

Riverside, CA 92504

File No. 452686AM

STATUTORY WARRANTY DEED

William D Lowery and Yvette R Lowery, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Chris James Bedore and Valerie Jean Bedore, 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:

A tract of land situated in the Southeast quarter of Section 31, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the North line of Tract 1287, Agency Lake Ranches, a duly recorded subdivision, from which the Northwest corner of Lot 9 bears South 89°57'34" West 45.80 feet; thence North 03°30'35" East 504.23 feet, more or less, to a point on the Southwesterly right of way line of State Highway 62; thence Southeasterly along said right of way 560 feet, more or less to the Northeast corner of said Lot 9; thence South 89°57'34" West 276.72 feet, more or less, to the point of beginning, with bearings based on the plat of said Tract 1287, Agency Lake Ranches.

The true and actual consideration for this conveyance is \$249,000.00.

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 20th day of May, 2021.

William D. Lowery
William D. Lowery
Yvette R. Lowery
Yvette R. Lowery

State of Oregon } ss
County of Klamath }

On this 20th day of May, 2021, before me, Stacy Howard a Notary Public in and for said state, personally appeared William D. Lowery and Yvette R. Lowery, 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.

Stacy Howard
Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: 10-01-2023

