



2021-008552

Klamath County, Oregon

05/28/2021 11:29:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

James L. Fisher

5222 Bristol Ave.

Klamath Falls, OR 97603

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

James L. Fisher

5222 Bristol Ave.

Klamath Falls, OR 97603

File No. 446186AM

STATUTORY WARRANTY DEED

Jason C. Cossette and Adele L. Cossette, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

James L. Fisher,

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:

Easterly 64.1 feet of the following described parcel:

A parcel of land known as HOMEDALE GARDEN TRACTS NO. 11 unplatted in the S1/2 of the NW1/4 of the SE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the quarter section corner common to Sections 11 and 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, bears South 89° 28' West along the said roadway center line 719.0 feet and South 0° 09' East along the North and South center line of the said Section 11 as marked on the ground by a well established fence line 1663.96 feet; and running thence from said beginning point South 0° 16' East 338.8 feet more or less to a point in the South boundary line of the said S1/2 of the NW1/4 of the SE1/4 of the said Section 11; thence South 89° 31 1/2' East along the said boundary line 128.2 feet; thence North 0° 16' West 341.0 feet, more or less to the center line of the before mentioned roadway; thence South 89° 28' West 128.2 feet more or less to the place of beginning.

EXCEPTING THEREFROM the Westerly 5 feet as disclosed by Deed recorded July 16, 1997 in Volume M97, page 22393, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$198,000.00.

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 27 day of May, 2021.

Jason C. Cossette
Jason C. Cossette

Adele L. Cossette
Adele L. Cossette

State of Oregon } ss
County of Klamath }

On this 27 day of May, 2021, before me, Nicole S Galpin a Notary Public in and for said state, personally appeared Jason C. Cossette and Adele L. Cossette, 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.

Nicole S Galpin
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 5-22-2023

