



THIS SPACE RESERVED FOR

2021-008609

Klamath County, Oregon

05/28/2021 03:31:00 PM

Fee: \$87.00

After recording return to:

Jake Zurbrugg and Michelle Zurbrugg

8080 Hill Rd.

Klamath Falls, OR 97603

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

Jake Zurbrugg and Michelle Zurbrugg

8080 Hill Rd.

Klamath Falls, OR 97603

File No. 460178AM

STATUTORY WARRANTY DEED

Betty M. Stilwell

Grantor(s), hereby convey and warrant to

Jake Zurbrugg and Michelle Zurbrugg, 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 parcel of land situated in Section 28, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Commencing at a 5/8 inch iron pin marking the Northeast corner of the NW1/4 NE1/4 of said Section 28; thence North 89° 54' 41" West 19.30 feet; thence South 00° 19' 32" East along the Westerly right of way line of Hill Road 488.67 feet to the point of beginning for this description; thence continuing South 00° 19' 32" West along said right of way line 458.67 feet to a 5/8 inch iron pin; thence leaving said right of way line North 88° 56' 48" West, 476.05 feet to a 5/8 inch iron pin; thence North 00° 19' 32" East 454.67 feet; thence South 89° 25' 44" East 476.02 feet to the point of beginning.

The true and actual consideration for this conveyance is \$375,000.00.

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:

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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.
Betty M Stilwell by Ronald Stilwell
her attorney-in-fact.

Betty M. Stilwell by Ronald Stilwell her attorney-in-fact

State of Idaho } ss.
County of Bonneville }

On this 27 day of May, 2021, before me, Amber Matlock a Notary Public in and for said state, personally appeared Ronald Stilwell known or identified to me to be the person(s) whose name(s) subscribed to the within instrument as Attorney-in-fact of Betty M. Stilwell, and acknowledged to me that he/she/they subscribed the name of Betty M. Stilwell as principal and his/her own name as Attorney-in-fact.

IN WITNESS WHEREOF I have hereunto set my hand and affixed my official seal the day and year first above written.

A. Matlock
Notary Public for the State of Idaho
Residing at: Bonneville county
Commission Expires: 4/13/27

