



THIS SPACE RESERVED FOR

2021-010138

Klamath County, Oregon

06/29/2021 01:02:00 PM

Fee: \$92.00

After recording return to:

Tamera K. Campbell

PO Box N

Klamath Falls, OR 97601

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

Tamera K. Campbell

PO Box N

Klamath Falls, OR 97601

File No. 468549AM

STATUTORY WARRANTY DEED

Robert R. Saiber,

Grantor(s), hereby convey and warrant to

Tamera K. Campbell,

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'

The true and actual consideration for this conveyance is \$202,965.52.

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 25th day of June, 2021.

Robert R. Saiber
Robert R. Saiber

State of PA } ss
County of Butler }

On this 25 day of June, 2021, before me, Tracey L Baker a Notary Public in and for said state, personally appeared Robert R. Saiber, 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.

Tracey L Baker
Notary Public for the State of PA
Residing at: 408 Alfermoor Dr Natrona Hgts, PA 15065
Commission Expires: 5-9-25

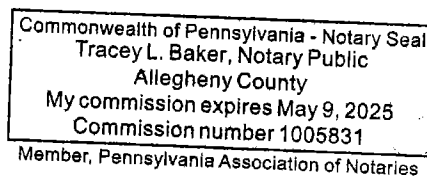


EXHIBIT 'A'

File No. 468549AM

PARCEL 1:

A parcel of property located in a portion of Lots 9 and 10, Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, as follows:

Beginning at a point on the Southerly side of Front Street, BUENA VISTA ADDITION to the City of Klamath Falls, Oregon, where the lot line common to Lots 3 and 4, Block 42 of said BUENA VISTA ADDITION, if projected across Front Street and Easterly 20.00 feet; thence from the point of beginning herein described Easterly along the Southerly line of Front Street being the Northerly line of lands herein conveyed, 209.8 feet; thence South a distance of 262.5 feet, more or less, to the shore line of Upper Klamath Lake; thence Northwesterly along said shore line to a point being Southerly from the point of beginning and at right angles to Front Street; thence Northerly to the point of beginning.

EXCEPTING THEREFROM the Easterly 149.8 feet of the above described property.

PARCEL 2:

All that portion of Lot 10 in Section 30, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the Southerly side of Front Street, Buena Vista Addition to the City of Klamath Falls, Oregon, where the lot line common to Lots 3 and 4 in Block 42 of said Buena Vista Addition, if projected across Front Street, would intersect the Southerly line or boundary of Front Street; thence from the point of beginning herein described Southerly along the Easterly line of lands heretofore conveyed to C.W. Erickson and Ida M. Erickson, by Deed recorded in Volume 158, page 384 of Klamath County Deed Records on September 17, 1943 to shore line of Upper Klamath Lake; thence Easterly along said shore line to a point which is 20 feet distant at right angles from the Easterly line of the said lands heretofore conveyed to C. W. Erickson and Ida M. Erickson, projected; thence Northerly and parallel to the Easterly line of said property conveyed to C.W. Erickson and Ida M. Erickson, to the Southerly line of Front Street; thence Westerly along the Southerly line of Front Street, 20 feet, more or less to the point of beginning.