



2021-010191

Klamath County, Oregon

06/30/2021 11:01:00 AM

Fee: \$87.00

THIS SPACE RESERVED FOR R

After recording return to:

Melinda G. Bebout

234 N Grant St.

Merrill, OR 97633

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

Melinda G. Bebout

234 N Grant St.

Merrill, OR 97633

File No. 464877AM

STATUTORY WARRANTY DEED

Richard Brogdon and Sydney Brogdon, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Melinda G. Bebout,

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 Tracts 36 and 37 of MERRILL TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, in Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Beginning at an iron pin located West 1320 feet, North 0° 25' West 620 feet and West 367.5 feet from the Southeast corner of said Section 2; thence West a distance of 115.75 feet to an iron pin; thence South 0° 25' East a distance of 117.5 feet to an iron pin; thence East a distance of 115.75 feet to an iron pin; thence North 0° 25' West a distance of 117.5 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$252,000.00.

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 17 day of June, 2021



Richard Brogdon


Sydney Brogdon

State of Oregon } ss
County of Klamath }

On this 17 day of June, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Richard Brogdon and Sydney Brogdon, 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.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/15/22

