



THIS SPACE RESERVED FOR

2021-010248

Klamath County, Oregon

06/30/2021 03:57:00 PM

Fee: \$87.00

After recording return to:

Christopher E. Sturgis

5544 Independence Ave.

Klamath Falls, OR 97603

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

Christopher E. Sturgis

5544 Independence Ave.

Klamath Falls, OR 97603

File No. 465057AM

STATUTORY WARRANTY DEED

Derwin Decker,

Grantor(s), hereby convey and warrant to

Christopher E. Sturgis,

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:

All of Tract No. 34, INDEPENDENCE TRACTS, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

SAVING AND EXCEPTING the following described parcel:

Beginning at the Northeast corner of Lot 34, INDEPENDENCE TRACTS, situated in the NE1/4 of the NE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence along the boundary between Lots 33 and 34, South 0°13' East 270.86 feet to the Southeast corner of Lot 34; thence along the Southerly boundary of said Lot 34, North 66°59' West 17.41 feet to a point; thence parallel to the Easterly line of said Lot 34; North 0°13' West 267.34 feet, more or less to the Northerly boundary of said Lot 34; thence along said Northerly boundary, South 78°23' East 16.35 feet, more or less to the point of beginning.

The true and actual consideration for this conveyance is \$140,000.00.

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 29 day of June, 2021.

Derwin Decker
Derwin Decker

State of Oregon } ss
County of Lincoln

On this 29th day of June, 2021, before me, Cynthia Morse a Notary Public in and for said state, personally appeared Derwin Decker, 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.

Cynthia Morse
Notary Public for the State of Oregon
Residing at: Salmon 82
Commission Expires: 5-9-25

