



THIS SPACE RESERVED FOR

2021-010532

Klamath County, Oregon

07/07/2021 08:26:00 AM

Fee: \$92.00

After recording return to:

Sean Joseph Kerr

11915 Hwy 66

Klamath Falls, OR 97601

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

Sean Joseph Kerr

11915 Hwy 66

Klamath Falls, OR 97601

File No. 468987AM

STATUTORY WARRANTY DEED

Raymond C Luebbe,

Grantor(s), hereby convey and warrant to

Sean Joseph Kerr,

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:

Please see attached Exhibit "A"

The true and actual consideration for this conveyance is \$240,000.00.

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:

2021-2022 Real Property Taxes, a lien not yet due and payable

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 6 day of July, 2021

Raymond C Luebbe
Raymond C Luebbe

State of Oregon } ss
County of Klamath }

On this 6 day of July, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Raymond C Luebbe, 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.

Melissa Cook

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



EXHIBIT "A"

PARCEL 1

Sections 28 and 33, Township 39 South, Range 8, East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a stake in the Northerly right of way fence of the Klamath Falls-Ashland Highway which stake is South 25° 29' East 1230.75 feet from the section corner common to Sections 28, 29, 32 and 33 Township 39 South, Range 8, East of the Willamette Meridian; thence North 0° 21' West 1651 feet to a stake in the Southerly bank of Emmitt Ditch; thence East along same ditch bank a distance of 131.7 feet to a stake; thence South 0° 21' East 1609.7 feet to a stake in the aforementioned highway fence line; thence South 72° 38' West along said right of way fence a distance of 137.93 feet to the place of beginning.

PARCEL 2

Sections 28 and 33, Township 39 South, Range 8, East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a point in the Northerly right of way fence of the Klamath Falls-Ashland Highway, which point is South 31 degrees 43' East 1257.61 feet from the section corner common to Sections 28, 29, 32 and 33 Township 39 South, Range 8, East of the Willamette Meridian; thence North 0° 21' West 1609.7 feet to a stake near the Southerly bank of Emmitt Ditch; thence East 50.7 feet, more or less, to the Northwest corner of that tract of land conveyed to S. E. Peterson by deed dated June 12, 1947 and recorded June 28, 1947 in Book 208 at page 165, Deed Records of Klamath County, Oregon; thence South 0° 21' East, along the Westerly line of the aforementioned Peterson Tract, 1593.13 feet, more or less, to a point in the aforementioned highway right of way fence; thence South 72° 38' West along the Northerly right of way highway fence a distance of 53.12 feet, more or less to the point of beginning.