



THIS SPACE RESERVED FOR

2021-011158

Klamath County, Oregon

07/20/2021 08:41:00 AM

Fee: \$87.00

After recording return to:

Luke Z. Mathis and Leslie A. Mathis

2371 Wiard

Klamath Falls, OR 97603

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

Luke Z. Mathis and Leslie A. Mathis

2371 Wiard

Klamath Falls, OR 97603

File No. 475918AM

STATUTORY WARRANTY DEED

Preston N. Shelton and Judy Shelton, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Luke Z. Mathis and Leslie A. Mathis, 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 the SW1/4 of Section 34, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 1/2" square iron pin marking the Southwest corner of Falcon Heights School property and the Easterly right of way line of Washburn Way, from which the Southwest corner of said Section 34 bears the following two bearings and distances: South 39°54'58" West 30.00 feet South 00°10'55" East 1480.55 feet more or less; thence from said point of beginning North 89°54'58" East 290.00 feet to a 5/8" iron pin; thence South 00°10'55" East 150.21 feet to a 5/8" iron pin; thence South 89°54'58" West 290.00 feet to a 5/8" iron pin on the Easterly right of way line of said Washburn Way; thence North 00°10'55" West along the Easterly right of way of said Washburn Way 150.21 feet to the point of beginning.

The true and actual consideration for this conveyance is \$35,000.00.

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 15th day of July, 2021.

Preston N. Shelton
Preston N. Shelton

Judy Shelton
Judy Shelton

State of OR } ss
County of Klamath }

On this 15th day of July, 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Preston N. Shelton and Judy Shelton, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 8/30/21

