



THIS SPACE RESERVED FOR

2021-011354

Klamath County, Oregon

07/23/2021 11:50:00 AM

Fee: \$97.00

After recording return to:

George W Bush Jr. and Renee Bush

PO Box 177

Crescent, OR 97733

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

George W Bush Jr. and Renee Bush

PO Box 177

Crescent, OR 97733

File No. 452119AM

STATUTORY WARRANTY DEED

Larry L. Roseberry and Carolyn S. Roseberry, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

George W Bush Jr. and Renee Bush, 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:

See Attached Exhibit 'A'

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2408-025D0-04400

2408-025D0-05600

2408-025D0-05700

The true and actual consideration for this conveyance is \$532,000.00.

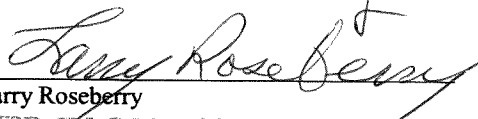
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 22 day of July, 2021.

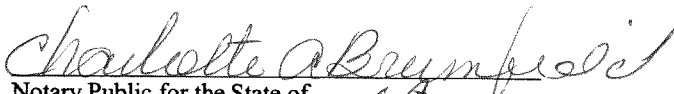

Larry Roseberry

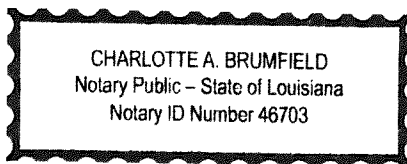
SIGNED IN COUNTERPART

Carolyn Roseberry

State of LA } ss
County of Beaujeu &

On this 7-22-2021 day of July, 2021, before me, Charlotte A Brumfield a Notary Public in and for said state, personally appeared Larry L Roseberry and Carolyn Roseberry, 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 LA
Residing at: Beaujeu Parish
Commission Expires: Life



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 22 day of July 2021.

SIGNED IN COUNTERPART

Larry Roseberry

Carolyn Roseberry
Carolyn Roseberry

State of Oregon } ss
County of Deschutes }

On this 22nd day of July, 2021, before me, Rebecca Jean Sawyers a Notary Public in and for said state, personally appeared Larry L. Roseberry and Carolyn Roseberry, 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.

Rebecca Jean Sawyers
Notary Public for the State of Oregon
Residing at: Barrie OR 97739
Commission Expires: March 12 2024

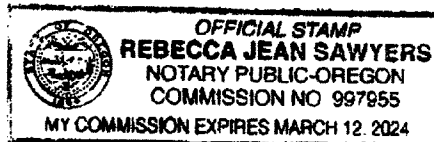


EXHIBIT 'A'

File No. 452119AM

PARCEL 1

A parcel of land situated in Section 25, Township 24 South, Range 8 East of the Willamette Meridian, and "River West" a duly recorded subdivision all in the Klamath County, Oregon being more particularly described as follows:

Beginning at the Southwest corner of Lot 2, Block 7 said "River West"; thence North 27°11'00" West, 150.00 feet to the Southerly right-of-way line of South Airport Drive; thence North 62°49'00" E along said Southerly right-of-way line, 300.00 feet; thence leaving said Southerly right-of-way line South 27°11'00" East, 150.00 feet; thence South 62°49'00" West, 75.00 feet; thence South 50°00'00" East, 250.00 feet; thence South 00°17'50" East, 15.19 feet; thence North 89°42'10" East along the North line of the SE1/4 SE1/4 of said Section 25, 221.45 feet to the Northeast corner of the West half of said SE1/4 SE1/4; thence South 00°03'02" East along the East line of said West half SE 1/4 SE 1/4, 1000 feet more or less to the mean high water line of the Little Deschutes River; thence along said mean high water line to the South line of said Section 25; thence South 89°42'20" West along said South section line 400 feet more or less to the Southwest corner of said SE1/4 SE1/4; thence North 00°00'20" East, along the West line of the East half of the SE1/4 of said Section 25, 1369.04 feet to the Southerly boundary of said "River West"; thence North 62°49'00" East along said Southerly subdivision boundary, 60.26 feet to the point of beginning.