

474 244 Am  
470321076390

RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100  
Medford, OR 97504

**GRANTOR'S NAME:**  
Jenifer Davis

**GRANTEE'S NAME:**  
Gretchen M. Bear

**AFTER RECORDING RETURN TO:**  
**Order No.:** 470321076390-CD  
Gretchen M. Bear  
2942 Orindale Road  
Klamath Falls, OR 97601

**SEND TAX STATEMENTS TO:**  
Gretchen M. Bear  
2942 Orindale Road  
Klamath Falls, OR 97601

2942 Orindale Road, Klamath Falls, OR 97601

**2021-011583**

Klamath County, Oregon

07/28/2021 02:21:00 PM

Fee: \$87.00

TICOR TITLE

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## STATUTORY WARRANTY DEED

**Jenifer Davis**, Grantor, conveys and warrants to **Gretchen M. Bear**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

All of the following described real property situate in Klamath County, Oregon:

Beginning at the Northeast corner of the Southwest quarter of the Northeast quarter of Section 12 Township 39 South, Range 8 East of the Willamette Meridian; thence running West along the North line of said Southwest quarter of the Northeast quarter a distance of 521.775 feet to a point; thence South, parallel to the East Line of said Southwest quarter of the Northeast quarter, a distance of 417.42 feet to a point; thence East, parallel to the North line of said Southwest quarter of the Northeast quarter, a distance of 521.775 feet to a point on the East line of said Southwest quarter of the Northeast quarter; thence North, along the East line of said Southwest quarter of the Northeast quarter, a distance of 417.42 feet to the point of beginning. Saving and excepting therefrom that portion lying within the roadway running along the Easterly boundary of said property.

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS THREE HUNDRED TEN THOUSAND AND NO/100 DOLLARS (\$310,000.00). (See ORS 93.030).

**Subject to:**

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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**

# STATUTORY WARRANTY DEED

(continued)

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.

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 7-26-21

Jenifer Davis  
Jenifer Davis

State of Oregon  
County of Klamath

This instrument was acknowledged before me on July 26, 2021 by Jenifer Davis.

[Signature]  
Notary Public State of Oregon

My Commission Expires: 8/8/22

