



THIS SPACE RESERVED FOR

2021-011651

Klamath County, Oregon

07/30/2021 09:39:00 AM

Fee: \$87.00

After recording return to:

Michael W. Bechdolt and Jo Denise Bechdolt

9411 Ben Kerns Rd

Klamath Falls, OR 97601

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

Michael W. Bechdolt and Jo Denise Bechdolt

9411 Ben Kerns Rd

Klamath Falls, OR 97601

File No. 468640AM

STATUTORY WARRANTY DEED

Jacqueline Alice Levesque,

Grantor(s), hereby convey and warrant to

Michael W. Bechdolt and Jo Denise Bechdolt, 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 tract of land situated in the NW1/4 NE1/4 of Section 36, Township 39 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the East 1/16th corner common to Section 25 and 36 of said Township and Range; thence South 00°24'11" East along the East line of said NW1/4 NE1/4, 301.13 feet to the Northerly right of way line of the Weyerhaeuser Timber Company logging road; thence along said Northerly right of way line, South 83°07'28" West 154.40 feet, along the arc of a curve to the right (radius = 922.37 feet, central angle = 03°06'21") 50.00 feet to the true point of beginning of this description; thence North 55°53'06" West 455.47 feet to the Southeasterly right of way line of Old Klamath River Road (a public road); thence along said Southeasterly right of way line South 69°24'13" West 237.36 feet to its intersection with the Northerly right of way line of said Weyerhaeuser Timber Company Logging Road; thence along said Northerly right of way line, South 54°54'52" East 11.55 feet, along the arc of a curve to the left (radius = 922.37 feet), 625 feet, more or less, to the true point of beginning.

The true and actual consideration for this conveyance is \$85,000.00.

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

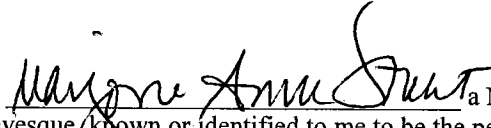
8x

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 27th day of July, 2021


Jacqueline Alice Levesque

State of Oregon } ss
County of Klamath }

On this 27 day of July, 2021, before me,  a Notary Public in and for said state, personally appeared Jacqueline Alice Levesque, 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 Oregon
Residing at: Klamath County
Commission Expires: 5/10/2025

