



2021-011701

Klamath County, Oregon

07/30/2021 01:45:00 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Joseph L. Powell and Deanna L. Powell

12140 Clovis Dr.

Klamath Falls, OR 97603

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

Joseph L. Powell and Deanna L. Powell

12140 Clovis Dr.

Klamath Falls, OR 97603

File No. 469381AM

STATUTORY WARRANTY DEED

Frances F. Butler, Trustee of the Butler Family Trust, as to an undivided 1/2 interest and Adrienne C. Mason, Trustee of the Adrienne C. Mason Trust, as to an undivided 1/2 interest,

Grantor(s), hereby convey and warrant to

Joseph L. Powell and Deanna L. Powell, 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 N1/2 SE1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point located South 0 degrees 08' West a distance of 668.25 feet and North 89° 52' West a distance of 30.00 feet from the East 1/4 corner of said Section 9; thence North 89° 52' West a distance of 436.05 feet to an iron pin; thence South 0° 08' West parallel with the East line of said Section 9 a distance of 667.84 feet to an iron pin on the South line of the N1/2 SE1/4 of said Section 9; thence South 89° 49' East along the South line of the N1/2 SE1/4 of said Section 9 a distance of 436.05 feet; thence North 0° 08' East parallel with the East line of said Section 9 a distance of 668.27 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$780,000.00.

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 27th day of July, 2021

The Butler Family Trust

By: Frances F. Butler, Trustee
Frances F. Butler, Trustee

The Adrienne C. Mason Trust

By: Adrienne C. Mason, Trustee
Adrienne C. Mason, Trustee

State of Oregon} ss.
County of Klamath}

On this 27th day of July, 2021, before me, Marjorie Anne Stuart a Notary Public in and for said state, personally appeared Frances F. Butler known or identified to me to be the person whose name is subscribed to the foregoing instrument as Trustee of the Butler Family Trust and Adrienne C. Mason Trustee of the Adrienne C. Mason Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 5/18/2025

