

RECORDING REQUESTED BY:



360 SW Bond Street, Suite 100
Bend, OR 97702

AFTER RECORDING RETURN TO:

Order No.: WT0221532-AL

Heidi M. Carver
78368 N Loop Road
Stanfield, OR 97875

SEND TAX STATEMENTS TO:

Heidi M. Carver
78368 N Loop Road
Stanfield, OR 97875

APN: 131565

131734

131574

Map: 2309014BA-01000

2309014BA-01200

2309014BA-03700

2021-012061

Klamath County, Oregon

08/06/2021 03:01:00 PM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Randall James Swibies, Grantor, conveys and warrants to Heidi M. Carver and Wade Luckman, not as tenants in common, but with the rights of survivorship, 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:

see attached exhibit A

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED TWO THOUSAND AND NO/100 DOLLARS (\$202,000.00). (See ORS 93.030).

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.

STATUTORY WARRANTY DEED

(continued)

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

Dated: 8-5-2021

Randall James Swibies
Randall James Swibies

State of OREGON
County of Multnomah

This instrument was acknowledged before me on 8/5/21 by Randall James Swibies.

Nicole Elmore
Notary Public - State of Oregon

My Commission Expires: 12-15-23

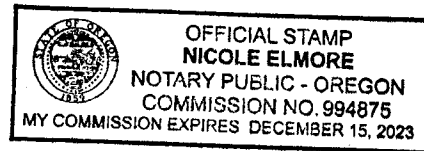


EXHIBIT "A"
LEGAL DESCRIPTION

PARCEL 1

Lot 3 in Block 2 of MAHN'S ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2

The North Seventy Five (75) feet of Lot 6 in Block 1, MAHN'S ACRES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 3

The Northerly Seventy Five (75) feet of the following described tract; Beginning at a point which is South 0°15' West 765.67 feet from the quarter corner between Section 11 and 14, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and along North and South center line of said Section 14; thence South 0°15' West 172.03 feet; thence North 66°30' West 63.8 feet; thence North 25°56' West 124.5 feet; thence North 17°39' East 36.42 feet; thence South 89°24' East 100.67 feet more or less, to the point of beginning, the above described parcel of land lying in the NE1/4 of the NW1/4 of Section 14, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.