

2021-012351

Klamath County, Oregon



00285505202100123510030039

08/12/2021 01:54:12 PM

Fee: \$92.00

AFTER RECORDING, RETURN TO:

Jeremiah Bestgen
29517 Woodchuck Lane
Bonanza, OR 97623

SEND TAX STATEMENTS TO:

Jeremiah Bestgen
29517 Woodchuck Lane
Bonanza, OR 97623

STATUTORY WARRANTY DEED
(ORS 93.850)

Drw
DEBORAH WILLIAMS with an address of **29517 Woodchuck Lane Bonanza, OR 97623** ("Grantor"), conveys and warrants to **DEBORAH WILLIAMS AND JEREMIAH BESTGEN**, whose address is **29517 Woodchuck Lane Bonanza, OR 97623**, ("Grantees"), the following described real property free of encumbrances, except as specifically set forth herein:
Land in KLAMATH County, Oregon, described more particularly in Exhibit A, attached hereto.

SUBJECT TO: the encumbrances described in Exhibit B, attached hereto.

The true consideration for this conveyance is \$ Ø.

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, and Sections 2 to 9 and 17, Chapter 855, Oregon Laws 2009, and Sections 2 to 7, Chapter 8, Oregon Laws 2010.

DATED this 12 day of August, 2021.

Grantor

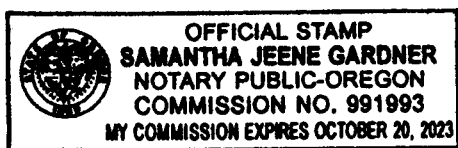
By: Deborah B. Williams

Its: Deborah R. Williams

STATE OF OREGON

COUNTY OF Hamath } ss.

The foregoing instrument was acknowledged before me on this 12 day of August, 2021, by **DEBORAH WILLIAMS**, who acknowledged such instrument to be their free and voluntary act and deed, and on oath stated that they were duly authorized to execute such instrument.



Samantha Gardner
Printed Name: Samantha Gardner
Notary Public in and for the State of Oregon

EXHIBIT A

Legal Description

A portion of the SW¼ SE¼ SE¼ of Section 32, Township 37 South, Range 11 E.W.M., County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point which is 660 feet west of the Klamath County Section marker at the Southeast corner of the SE¼ SE¼ of Section 32, Township 37 South, Range 11 East of the Willamette Meridian and proceeding North a distance of 30 feet to the Point of Beginning; thence North a distance of 220 feet; thence West a distance 275 feet; thence South a distance of 250 feet; thence East a distance of 110 feet; thence North a distance of 30 feet; thence East a distance of 165 feet to the Point of beginning.