



2021-012517

Klamath County, Oregon

08/16/2021 03:07:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Charles A. Edwards and Torrie M. Edwards

3734 5th ST

Hubbard, OR 97032

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

Charles A. Edwards and Torrie M. Edwards

3734 5th ST

Hubbard, OR 97032

File No. 472990AM

STATUTORY WARRANTY DEED

Patricia S. Wallace, Trustee of the Charles P. Wallace and Patricia S. Wallace Living Trust dated October 17, 2006, and any amendments thereto,

Grantor(s), hereby convey and warrant to

Charles A. Edwards and Torrie M. Edwards, 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:

The N1/2 of the W1/2 and the N1/2 of the S1/2 of the W1/2 of Government Lot 1, Section 9, Township 35 South, Range 7 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

TOGETHER WITH an easement for ingress and egress across a 60 foot right of way beginning at a point on the East line of Government Lot 2 which is 435 feet South of the Northeast corner of Government Lot 2 ; thence West to the Easterly right of way line of Highway #97; thence South 60 feet along said right of way line; thence East to the East line of Government Lot 2; thence North along said East line 60 feet to the point of beginning.

ALSO TOGETHER with an easement for ingress and egress across the North 30 feet of the E1/2 of Government Lot 8 and the West 30 feet of the E1/2 of Government Lot 1, Section 9, Township 35 South, Range 7 East of the Willamette Meridian.

ALSO TOGETHER WITH an easement for ingress and egress across the North 30 feet of Government Lot 2, Section 10, Township 35 South, Range 7 East of the Willamette Meridian, said Lot 2 running to the mean high water line of the Williamson River.

The true and actual consideration for this conveyance is \$525,000.00.

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 12th day of Aug., 2021

Charles P. Wallace and Patricia S. Wallace Living Trust

By: Patricia S. Wallace
Patricia S. Wallace, Trustee

State of Oregon } ss
County of Deschutes }

On this 12th day of August, 2021, before me, Vanessa Liddell, a Notary Public in and for said state, personally appeared Patricia S. Wallace as Trustee of the Charles P. Wallace and Patricia S. Wallace Living Trust, 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Bend, OR
Commission Expires: 1/13/2025

