



2021-013357  
Klamath County, Oregon  
08/31/2021 02:13:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Jazmyn Anderson and Christopher Anderson

22055 Rickard Rd

Bend, OR 97701

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

Jazmyn Anderson and Christopher Anderson

22055 Rickard Rd

Bend, OR 97701

File No. 488818AM

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### STATUTORY WARRANTY DEED

**Penny Talbot,**

Grantor(s), hereby convey and warrant to

**Jazmyn Anderson and Christopher Anderson, 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 parcel of land located in the SE1/4 NE1/4, Section 16, Township 23 South, Range 10 East of the  
Willamette Meridian, Klamath County, Oregon being more particularly described as follows:

Beginning at the Northeast corner of the SE1/4 NE1/4, Section 16, Township 23 South, Range 10 East of the  
Willamette Meridian, Klamath County, Oregon; thence South 00°07'30" West 30.04 feet along the East line  
of said Section 16 to the South right of way of Reeve Road; thence South 86°50'15" West, 242.29 feet along  
said right of way to the true point of beginning of this description; thence South 322.53 feet; thence West  
444.80 feet; thence North 299.00 feet to the Southerly right of way of Reeve Road; thence North 86°50'15"  
East 445.48 feet to the true point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2310-016A0-04600

The true and actual consideration for this conveyance is \$137,500.00.

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 30th day of August 2021.

Penny Talbot  
Penny Talbot

State of OREGON } ss  
County of WASHINGTON

On this 30th day of August, 2021, before me, Aparna Asawa a Notary Public in and for said state, personally appeared ~~Robert Talbot~~ and Penny Talbot, 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.

Aparna Asawa  
Notary Public for the State of OREGON  
Residing at: U.S. Bank  
Commission Expires: 09/27/2024

