



THIS SPACE RESERVED FOR

2021-013404
Klamath County, Oregon
09/01/2021 02:09:01 PM
Fee: \$92.00

After recording return to:

Katherine Renee Shaw and Brant Shaw

6225 Maryland Ave.

Klamath Falls, OR 97603

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

Katherine Renee Shaw and Brant Shaw

6225 Maryland Ave.

Klamath Falls, OR 97603

File No. 475278AM

STATUTORY WARRANTY DEED

Melinda Harwood,

Grantor(s), hereby convey and warrant to

Katherine Renee Shaw and Brant Shaw, wife and husband,

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:

Please see attached Exhibit "A"

The true and actual consideration for this conveyance is \$265,000.00.

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

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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 August, 2021.

Melinda Harwood
Melinda Harwood

State of Alaska } ss
County of Chitina }

On this 27 day of August, 2021, before me, Jennifer Anderson a Notary Public in and for said state, personally appeared Melinda Harwood, known or identified to me to be the person(s) whose name(s) (s) 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.

Jennifer Anderson
Notary Public for the State of Alaska
Residing at: Delb Junction
Commission Expires: 2/27/24

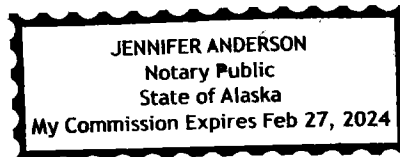


EXHIBIT "A"

PARCEL 1:

A parcel of land situate in the SE1/4SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point which lies North 89°06' East a distance of 30 feet and South 0°54' East along the East line of the right of way of Patterson Street, a distance of 900 feet from the iron pin which marks the Northwest corner of the SE1/4SW1/4 of Section 1, in Township 39 South Range 9 East of the Willamette Meridian, Klamath County, Oregon, and running thence North 89°06' East 93 feet to the Northwest corner of that certain property conveyed to Ed E. Ground, et us by instrument recorded December 18, 1962 in Volume 342, page 100, Deed Records of Klamath County, Oregon to the true point of beginning, thence continuing North 89°06' East 117 feet to a point, thence North 0° 54' West a distance of 6 feet, thence South 89° 06' West 117 feet to a point, thence South 0°54' East, 6 feet to the true point of beginning.

PARCEL 2:

The Easterly twelve (12) feet of the West half of the following described real property, to - wit: Beginning at a point which lies North 89°06' East a distance of 30 feet and South 0°54' East along the East line of right of way of Patterson Street, a distance of 900 feet from the iron pin which marks the Northwest corner of the SE1/4SW1/4 of Section 1 in Township 39 South, Range 9, East of the Willamette Meridian, and running thence North 89°06' East 210 feet to a point; thence, South 0°54' East a distance of 100 feet to a point; thence South 89°06' West at right angles to the said East line of Patterson Street, a distance of 210 feet to a point on the said East line of said Patterson Street; thence, North along the said East line of Patterson Street a distance of 100 feet to the point of beginning.

PARCEL 3:

The East one - half of the following described property: Beginning at a point which lies North 89° 06' East a distance of 30 feet and South 0° 54' East along the East line of right of way of Patterson Street, a distance of 900 feet from the iron pin which marks the Northwest corner of the SE1/4SW1/4 of Section 1 in Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 89° 06' East 210 feet to a point; thence South 0° 54' East a distance of 100 feet to a point thence South 89° 06' West at right angles to the said East line of Patterson Street, a distance of 210 feet to a point on the said East line of said Patterson Street; thence North along the said East line of Patterson Street a distance of 100 feet to a point of beginning.