



2021-014262

Klamath County, Oregon

09/20/2021 09:09:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Leonard C. Sedillo and Mary B. Sedillo

5424 Bly Mountain Cutoff Rd.

Bonanza, OR 97623

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

Leonard C. Sedillo and Mary B. Sedillo

5424 Bly Mountain Cutoff Rd.

Bonanza, OR 97623

File No. 486467AM

STATUTORY WARRANTY DEED

Thermon A. Scevers Jr. and Donita F. Scevers, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Leonard C. Sedillo and Mary B. Sedillo, 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:

Beginning at a point which is South along the forty line a distance of 435.74 feet from the Northwest corner of the NE1/4 SW1/4 of Section 15, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon; thence continuing South along said forty line a distance of 435.74 feet to a point; thence South 89°48'05" East 692.11 feet to a point on the West line of the county road; thence North 15°06'55" West along said West line a distance of 452.10 feet to a point; thence North 89°45'57" West a distance of 571.15 feet to the point of beginning.

The true and actual consideration for this conveyance is \$460,000.00.

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 17 day of September, 2021

Thermon A. Scevers Jr.
Thermon A. Scevers Jr.

Donita F. Scevers
Donita F. Scevers

State of Oregon } ss
County of Klamath }

On this 17 day of September, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Thermon A. Scevers Jr. and Donita F. Scevers, 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.

Melissa Cook
Notary Public for the State of Oregon
Residing at: Klamath Falls, OR
Commission Expires: 3/15/22

