



THIS SPACE RESERVED FOR

2021-014452
Klamath County, Oregon
09/22/2021 01:29:01 PM
Fee: \$87.00

After recording return to:

Jonathan G. Holmes and Elaine D. Holmes

643 W 3rd St.

Merrill, OR 97633

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

Jonathan G. Holmes and Elaine D. Holmes

643 W 3rd St.

Merrill, OR 97633

File No. 486786AM

STATUTORY WARRANTY DEED

Susan L. Turner,

Grantor(s), hereby convey and warrant to

Jonathan G. Holmes and Elaine D. Holmes, with right of survivorship,

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 tract of land situated in Tract 18, MERRILL TRACTS SUBDIVISION in the SW1/4 SE1/4 of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a 1/2 inch iron pin located North 00° 25' West a distance of 125.00 feet and West a distance of 240.00 feet from the 1/2 inch iron pin marking the SE corner of Block 3, Hodges Addition to Merrill; thence West parallel with the South line of said Tract 18, Merrill Tracts a distance of 118.79 feet to a 1/2 inch iron pin on the West line of said Tract 18 and on the East line of the drain ditch easement as described in Deed Volume 43, page 239, Deed Records of Klamath County, Oregon; thence North 00° 01' 10" West along said line a distance of 125.00 feet to a 1/2 inch iron pin on the Westerly extension of the South line of Third Street, Hodges Addition to Merrill; thence East along said line a distance of 117.92 feet to a 1/2 inch iron pin; thence South 00° 25' East a distance of 125.00 feet to the point of beginning.

The true and actual consideration for this conveyance is \$130,000.00.

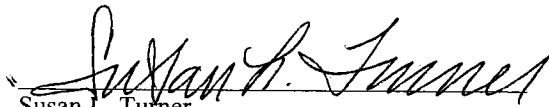
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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.

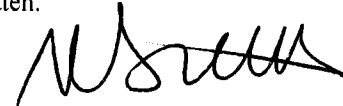
Dated this 14th day of September, 2021.


Susan L. Turner

State of Oregon } ss
County of Klamath }

On this 14th day of September, 2021, before me, Marjorie Anne Stuart, a Notary Public in and for said state, personally appeared Susan L. Turner, 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.



Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 5/18/2025

