



THIS SPACE RESERVED FOR

2021-014501

Klamath County, Oregon

09/23/2021 01:44:00 PM

Fee: \$92.00

After recording return to:

James R. Leep and Retta M. Leep

31705 Nims Way

Rainier, OR 97048

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

James R. Leep and Retta M. Leep

31705 Nims Way

Rainier, OR 97048

File No. 491723AM

STATUTORY WARRANTY DEED

Perry N. Rhoades and Jillian Rhoades, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

James R. Leep and Retta M. Leep, 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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$550,000.00.

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 22 day of Sept 2021

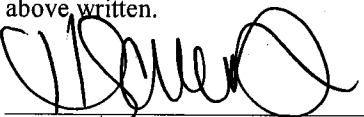

Perry N. Rhoades


Jillian Rhoades

State of Oregon } ss
County of Klamath }

On this 22 day of September, 2021, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Perry N. Rhoades and Jillian Rhoades, 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: 12/17/2021

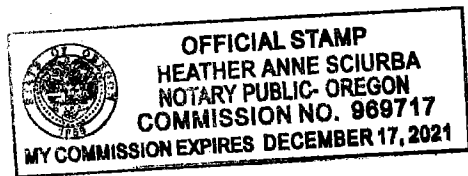


EXHIBIT 'A'

File No. 491723AM

The NE1/4 of the SE1/4 in Section 21, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING ANY PORTION LYING WITHIN Dodds Hollow Road,

ALSO KNOWN AS Parcel 2 of Map of Minor Partition 16-85 filed April 29, 1986 in the office of the County Clerk of Klamath County, Oregon, which is situated in the E1/2 E1/2 of Section 21, Township 40 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.