

**2021-014578**

**Klamath County, Oregon**

**09/24/2021 03:19:00 PM**

**Fee: \$87.00**

**Return To:**



After Recording Return to:

**Angela M Cox  
PO Box 751  
Gilchrist, OR 97737**

Until a change is requested all tax statements  
Shall be sent to the following address:  
**(same as above)**

**File No. DE15279**

**STATUTORY WARRANTY DEED**

**Brian E. Lange,**

herein called grantor, convey(s) and warrant(s) to

**Angela M Cox,**

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described  
as:

That portion of the SE1/4 NE1/4 of Section 25 Township 24 South, Range 8 East of the  
Willamette Meridian, more particularly described as follows:

Beginning at a point 220 feet West and 215 feet North of the Southeast corner of the  
SE1/4 NE1/4 of said Section 25, Township 24 South, Range 8 East of the Willamette  
Meridian; thence North parallel with the East line of said SE1/4 NE1/4 225 feet; thence  
West parallel with the North line of said SE1/4 NE1/4, 220 feet; thence South  
parallel with the East line of said SE1/4 NE1/4, 225 feet; thence East parallel with the  
South line of said SE1/4 NE1/4, 220 feet to the point of beginning.

**(2408025A002500, 707364)**

and covenant(s) that grantor is the owner of the above described property free of all encumbrances  
except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if  
any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real  
property taxes due but not yet payable; and will warrant and defend the same against all persons who  
may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$105,000.00.**

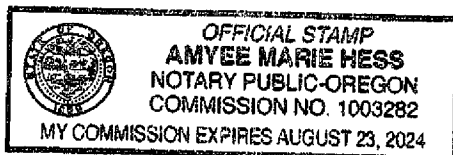
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 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: September 16, 2021

By: Brian E. Lange  
Brian E. Lange

STATE OF Oregon, County of Deschutes ) ss.

On September 16, 2021, personally appeared the above named **Brian E. Lange** and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me: Amyee M. Hess  
Notary Public for Oregon  
My commission expires: 8/23/2024  
Official Seal