



THIS SPACE RESERVED FOR

2021-014634
Klamath County, Oregon
09/27/2021 01:59:01 PM
Fee: \$92.00

After recording return to:

Dallas J. Swanson and Kathleen S. Swanson

6010 S 6th Street

Klamath Falls, OR 97603

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

Dallas J. Swanson and Kathleen S. Swanson

6010 S 6th Street

Klamath Falls, OR 97603

File No. 486606AM

STATUTORY WARRANTY DEED

Scott T. Essex and Gibson M. Reid, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Dallas J. Swanson and Kathleen S. Swanson, 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:

Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.

Section 21: A portion of Government Lot 8, described as follows:

Beginning at the Southeast corner of said Government Lot 8; thence West along the South line of said Lot 8 a distance of 400 feet; thence North and parallel to the East line of said Lot 8, a distance of 845 feet, more or less, to a point on the South line of the first tract as described in deed to The United States of America recorded in Book 34 at page 455; thence North 86° 24' East along said United States property line a distance of 400 Feet, more or less, to the East line of said Lot 8; thence South along the East line of said Lot 8 to the point of beginning.

The true and actual consideration for this conveyance is \$595,000.00.

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 24 day of September, 2021

Scott T. Essex

Scott T. Essex

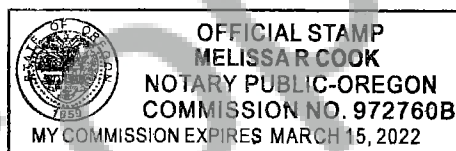
State of Oregon } ss
County of Klamath }

On this 24 day of September, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Scott T. Essex, 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.

MCOOK

Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 3/15/22



Dated this 24 day of September, 2021

Gibson M Reid
Gibson M. Reid

State of Oregon } ss
County of Clatsop }

On this 24 day of September, 2021, before me, Melissa Cook a Notary Public in and for said state, personally appeared Gibson M. Reid, 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.

MCook
Notary Public for the State of Oregon
Residing at: Clatsop County
Commission Expires: 3/15/22

