



THIS SPACE RESERVED FOR R

2021-014809
Klamath County, Oregon
09/30/2021 12:58:01 PM
Fee: \$87.00

After recording return to:

Claude T. Babb and Jeanne L. Babb

21889 Hwy 140 E

Dairy, OR 97625

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

Claude T. Babb and Jeanne L. Babb

21889 Hwy 140 E

Dairy, OR 97625

File No. 486143AM

STATUTORY WARRANTY DEED

William S. Snyder,

Grantor(s), hereby convey and warrant to

Claude T. Babb and Jeanne L. Babb, 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:

A Parcel of land situate in Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian in the County of Klamath County, Oregon, more particularly described as follows:

Beginning at the Northwest corner of the SW1/4 NW1/4 of section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon; thence Easterly along the North line of the SW1/4 NW1/4 of said Section 34, 218.63 feet; thence leaving said North line South 11° 32' 30" East, 478.80 feet to a point on the Northerly right of way line of State Highway Number 140; thence South 60° 48' 50" West along said right of way line 360.17 feet to a point on the West line of said Section 34; thence North along the West line of said Section 34, 644.76 feet to the point of beginning.

The true and actual consideration for this conveyance is \$420,000.00.

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.

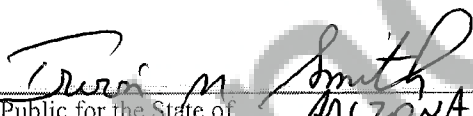
Dated this 28 day of SEPTEMBER, 2021


William S. Snyder

State of ARIZONA } ss
County of MARICOPA }

On this 28 day of September, 2021, before me, IRVIN M SMITH a Notary Public in and for said state, personally appeared William S. Snyder, 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 ARIZONA
Residing at: MARICOPA
Commission Expires: 12/13/2021

