



2021-014893

Klamath County, Oregon

10/01/2021 02:46:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Kirsten Pearl McNeil and Justin Lee McNeil and Karen  
McNeil

3535 Homedale Rd.

Klamath Falls, OR 97603

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

Kirsten Pearl McNeil and Justin Lee McNeil and Karen  
McNeil

3535 Homedale Rd.

Klamath Falls, OR 97603

File No. 489972AM

### STATUTORY WARRANTY DEED

**Aaron W. Brewer and Lori Brewer, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Kirsten Pearl McNeil and Justin Lee McNeil, as Tenants by the Entirety and Karen McNeil, 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:

**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is \$231,000.00.

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 08 day of Sept, 2021

Aaron W. Brewer  
Aaron W. Brewer

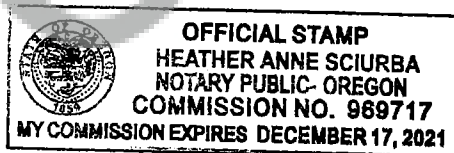
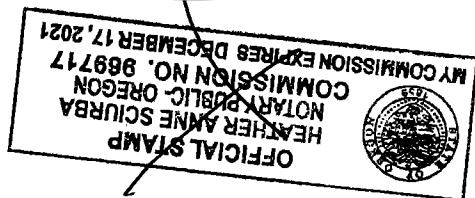
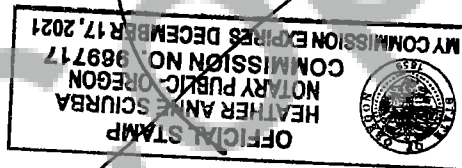
Lori Brewer  
Lori Brewer

State of Oregon } ss  
County of Klamath }

On this 08 day of September, 2021, before me, Heather Anne Sciurba, a Notary Public in and for said state, personally appeared Aaron W. Brewer and Lori Brewer, 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.

Heather Anne Sciurba  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, OR  
Commission Expires: dec 17 2021



## EXHIBIT 'A'

File No. 489972AM

A portion of Tract 13 and all of Tract 14, HOMEDALE, in the County of Klamath, State of Oregon, described as follows:

Beginning at an iron pin at the Northwest corner of said Tract 13; thence South 43° 30' East a distance of 777.00 feet to an iron pin on the Easterly corner of said Tract 14; thence South 46° 30' West a distance of 300.00 feet to an iron pin on the Southerly corner of said Tract 14; thence North 43° 30' West a distance of 346.00 feet to an iron pin; thence North 8° 14' East a distance of 311.85 feet to an iron pin; thence North 86° 22' West a distance of 124.20 feet to an iron pin in the Easterly edge of Homedale Road; thence North 0° 20' East along the Easterly edge of Homedale Road a distance of 203.61 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM THE FOLLOWING PROPERTY:

PARCEL 1: A portion of Lots 13 and 14, HOMEDALE, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the existing iron axle monument marking the most Easterly corner of Lot 14 in HOMEDALE; thence South 46° 22' 20" West along the Southeasterly boundary of said Lot 14, 90.0 feet to a point; thence North 43° 21' 40" West parallel to and 90.0 feet from the Southwesterly boundary of Walton Drive 511.1 feet to a 5/8" aluminum capped iron pin on the Easterly boundary of Parcel 2 as recorded in County Survey No. 315; thence North 8° 06' 40" East along the Easterly line of Parcel 2, and as extended, 115.1 feet to a 5/8" aluminum capped iron pin on the Southwesterly boundary of Walton Drive; thence South 43° 21' 40" East along the Southwesterly boundary of Walton Drive 582.3 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM THE FOLLOWING PROPERTY:

PARCEL 2: A portion of Lots 13 and 14, HOMEDALE, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the Southeasterly boundary of Lot 14, HOMEDALE, from which the most Easterly corner of said Lot 14 bears North 46° 22' 20" East, 90.0 feet distant; thence South 46° 22' 20" West along the Southeasterly boundary of said Lot 14, 209.85 feet to an existing iron pin marking the most Southerly corner of said Lot 14; thence North 43° 16' 30" West along the property line common to Lots 13, 14 and 25 of said HOMEDALE 345.3 feet to an existing iron pin marking the Southeast corner of Parcel 4 as recorded on County Survey No. 315; thence North 8° 06' 40" East along the Easterly line of Parcels 2, 3 and 4, 267.55 feet to a 5/8 inch aluminum capped iron pin; thence South 43° 21' 40" East 511.1 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM that portion conveyed to Klamath County by Warranty Deed recorded March 17, 1981 in Book M81 at Page 4832, more particularly described as follows:

A parcel of land located in Tract 13, HOMEDALE, in the County of Klamath, State of Oregon, and being a portion of that property described in that certain deed to Ralph Willard Duncan and Geneva G. Duncan, recorded in Book M66 at Page 5335, Deed Records of Klamath County, Oregon, and being described as follows:

Beginning at the Northwest corner of said Tract 13; thence South 0° 20' West along the West line of Tract 13, a distance of 20 feet; thence North 68° 25' East to the Northerly line of Tract 13, a distance of 14.93 feet; thence North 43° 30' West along the Northerly line of Tract 13, 20 feet to the point of beginning.