



2021-015159
Klamath County, Oregon
10/07/2021 02:02:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Troy Newman and Michelle Shepherd

P. O. Box 435

Bly, OR 97622

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

Troy Newman and Michelle Shepherd

P. O. Box 435

Bly, OR 97622

File No. 489416AM

STATUTORY WARRANTY DEED

Robert Lee Tucker ,

Grantor(s), hereby convey and warrant to

Troy Newman and Michelle Shepherd, 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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is \$80,000.00.

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

92

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 5th day of Oct, 2021.



Robert Lee Tucker

State of OR } ss
County of WASHCO }

On this 5th day of Oct, 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Robert Lee Tucker, 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.

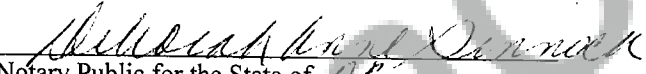

Notary Public for the State of OR
Residing at: WASHCO
Commission Expires: 7-29-25



EXHIBIT "A"

489416AM

PARCEL 1:

Beginning at the Southeast corner of Lot 13, Block 7 NORTH BLY, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence West along the South line of said Lot a distance of 100 feet, more or less, to the Northeast corner of the tract of land originally conveyed by J. C. Edsall to V. D. Jones by deed recorded in Book 89 at page 593, Deed Records of Klamath County, Oregon; thence Northeasterly in a straight line a distance of 70 feet, more or less, to a point on the Northeasterly boundary of said Lot 13, which point is 67.2 feet Northwesterly along the Northeasterly boundary of said Lot 13, from the Northeast corner of said Lot 13 and which point is the Northeast corner of property conveyed by grantors to C. S. Elliot by deed dated July 26, 1950 and recorded July 27, 1950 in Book 240 at page 491, Deed Records of Klamath County, Oregon; thence Southeasterly along the Northeasterly boundary of said Lot 13, 67.2 feet to the Northeast corner of said lot; thence South 17 degrees 29' East along the Easterly boundary of said Lot 13, 32.6 feet, more or less, to the point of beginning, being all the portion of said Lot 13 lying East of the portion of said Lot conveyed to C. S. Elliot by the deed above mentioned, together with the rights and reservations in deed to Elliot and as shown in contract with Elliot in Book 240 at page 494, Deed Records of Klamath County, Oregon

PARCEL 2

Portion of Lot 2, Section 3, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning on the section line at a point 1605 feet West of the Northeast corner of the Section; thence South 150 feet; thence West 100 feet; thence North 150 feet and East 100 feet to the point of beginning.