



2021-015456
Klamath County, Oregon
10/13/2021 01:45:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Michael C. Chatfield and Diane C. Chatfield

PO Box 32

Midland, OR 97634

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

Michael C. Chatfield and Diane C. Chatfield

PO Box 32

Midland, OR 97634

File No. 494792AM

STATUTORY WARRANTY DEED

Tommy M. Combs and Anita G. Combs, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Michael C. Chatfield and Diane C. Chatfield, 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:


Beginning at the Southeast corner of Lot 10 in Block 1, MIDLAND HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; thence North 20° 42' 30" East along Jennie Drive 200 feet; thence North 69° 17' 30" West 94.86 feet to the beginning of a curve to the right; thence along a curve to the right with a radius of 50 feet through a central angle of 25° 51' 14" for a distance of 22.56 feet to the true point of beginning; thence continuing along said curve through a central angle of 15° 33' 20" for a distance of 13.57 feet; thence along a curve to the left with a radius of 50 feet through a central angle of 74° 06' 34" for a distance of 64.66 feet; thence North 11° 59' 30" West 157.95 feet; thence South 69° 17' 30" East 156.71 feet to the Northwest corner of the parcel conveyed by deed recorded December 6, 1971 in Volume M71, page 12771, Microfilm Records of Klamath County, Oregon; thence South 20° 42' 30" West along the Northwesterly line of said parcel 145.01 feet to the true point of beginning.

The true and actual consideration for this conveyance is \$307,500.00.

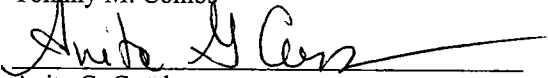
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 12th day of Oct., 2021



Tommy M. Combs

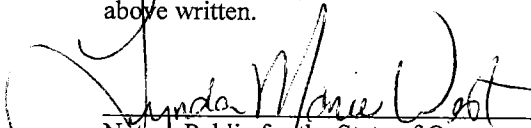


Anita G. Combs

State of Oregon } ss
County of Klamath }

On this 12 day of October, 2021, before me, Lynda Marie West, a Notary Public in and for said state, personally appeared Tommy M. Combs and Anita G. Combs, 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 Oregon
Residing at: Klamath County
Commission Expires: 1-28-25