



2021-015548  
Klamath County, Oregon  
10/14/2021 03:00:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Richard E. Dybevik and Christine M. Dybevik

96620 HWY 42

Coos Bay, OR 97420

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

Richard E. Dybevik and Christine M. Dybevik

96620 HWY 42

Coos Bay, OR 97420

File No. 494134AM

### STATUTORY WARRANTY DEED

**Nicholas Powers,**

Grantor(s), hereby convey and warrant to

**Richard E. Dybevik and Christine M. Dybevik, 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 tract of land situated in the NW1/4 SE1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a 1/2 iron pin on the Westerly right of way line of Homedale Road, said point being South 00°02'35" East, 2169.24 feet (2170.00 feet by record) and South 89°48'28" West, 30.00 feet from the Northeast corner of the SW1/4 NE1/4 of said Section 14; thence South 00°02'35" East along said right of way line 120.00 feet; thence South 89°48'28" West 648.28 feet to the Easterly right of way line of the U.S.B.R. A-3-B irrigation lateral; thence North 24°44'39" East along said Easterly right of way line 132.34 feet to a 5/8 inch iron pin; thence North 89°48'28" East along the Northerly edge of an existing fence line 592.80 feet to the point of beginning.**

The true and actual consideration for this conveyance is \$386,500.00.

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



Nicholas Powers

State of Oregon } ss  
County of Klamath }

On this 12th day of October, 2021, before me, Marjorie Anne Stuart, Notary Public in and for said state, personally appeared Nicholas Powers, 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: 07/18/25

