



2021-016514

Klamath County, Oregon

11/02/2021 09:55:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Stephen Libercajt and Sarah Ranf

PO Box 5

Chemult, OR 97731

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

Stephen Libercajt and Sarah Ranf

PO Box 5

Chemult, OR 97731

File No. 485146AM

STATUTORY WARRANTY DEED

Mary S. Sutton,

Grantor(s), hereby convey and warrant to

Stephen Libercajt and Sarah Ranf, not as Tenants in Common but with Rights 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:

A parcel of land situate in the NW1/4 of Section 20, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

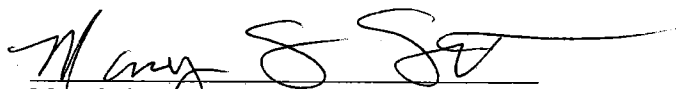
Beginning at the Southeast corner of North Beaver Marsh Addition, which is the point where the Westerly right of way line of U.S. Highway 97 intersects the Southerly line of Holiday Lane of said subdivision; thence North 73°04'30" West, 195.15 feet along the Southerly side of Holiday Lane to a point of curve; thence 141.07 feet along the curve to the left (Delta = 26°33'05" Radius 334.44) to a point of reverse curve; thence 65 feet along curve to the right (Delta = 26°33'05", Radius - 334.44) to the thread of Miller Creek; thence along the thread of Miller Creek in a Southeasterly direction to the Westerly line of a parcel of land owned by Joe Bellavance; thence South 16°53'30" West to the Northwest corner of property granted to Crown Zellerbach Corporation in Deed Book 318 Page 417, Klamath County Deed Records; thence South 73°06'30" East 306.70 feet along the North line of said Crown Zellerbach property to a point on the West line of Highway 97, being the Northeast corner of said Crown Zellerbach property; thence North 16°53'30" East along the West right of way line of Highway 97 to the point of beginning.

The true and actual consideration for this conveyance is \$50,000.00.

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:

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 26 day of October, 2021.

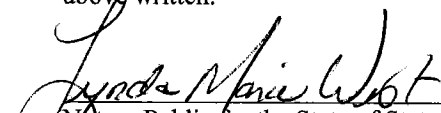


Mary S. Sutton

State of State } ss
County of Klamath }

On this 26 day of October, 2021, before me, Lynda Marie West a Notary Public in and for said state, personally appeared Mary S. Sutton, 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 State
Residing at: Klamath
Commission Expires: 1-28-25

