



2021-016758

Klamath County, Oregon

11/05/2021 01:23:01 PM

Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Carly E. Oberlin and Robert J. Oberlin

1835 Manzanita St.

Klamath Falls, OR 97601

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

Carly E. Oberlin and Robert J. Oberlin

1835 Manzanita St.

Klamath Falls, OR 97601

File No. 488696AM

STATUTORY WARRANTY DEED

Anderton River Supply & Mechanical, Inc. which acquired title as Anderton River Supply & Mech Corp, an Oregon Corporation,

Grantor(s), hereby convey and warrant to

Carly E. Oberlin and Robert J. Oberlin, 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:

Please see attached Exhibit "A"

The true and actual consideration for this conveyance is \$164,000.00.

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 28 day of October, 2021

Anderton River Supply & Mechanical, Inc, an Oregon Corporation

By: [Signature]

Jennie Anderton, Personal Representative of the Estate of Mark Anderton, deceased, Vice President

State of Oregon ss
County of Clatsop

On this 28 day of, 2021, before me, a Notary Public in and for said state, personally appeared Jennie Anderton known or identified to me to be the Personal Representative of the Estate of Mark Anderton, deceased, Vice President in the Limited Liability Company known as Anderton River Supply & Mechanical, Inc who executed the foregoing instrument, and acknowledged to me that he/she executed the same in said LLC name.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

[Signature]
Notary Public for the State of
Residing at [Signature]
Commission Expires: 3/15/22

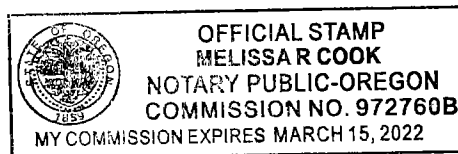


EXHIBIT "A"

PARCEL 1:

Lots 3 and 4, Block 14, WESTOVER TERRACES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

PARCEL 2:

A parcel of land lying in the NW1/4 NW1/4, Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southwest corner of Lot 4, Block 14, WESTOVER TERRACES Subdivision, thence North $64^{\circ} 10 \frac{1}{2}'$ West 93.8 feet to a point on the Southerly right of way line of Ashland - Klamath Falls Highway 66; thence North $38^{\circ} 40 \frac{1}{2}'$ East along said right of way line to a point West from the Northwest corner of Lot 3, Block 14, WESTOVER TERRACES Subdivision, being the point where West line of said Lot 3 extended Westerly would intersect the Southerly right of way line of said Ashland - Klamath Falls Highway 66; thence Easterly on said extended North line of Lot 3 to the Northwest corner of said Lot 3; thence South along the West line of said Lots 3 and 4, Block 14, WESTOVER TERRACES to the point of beginning.

PARCEL 3:

Lots 19 and 20 in Block 13, WESTOVER TERRACES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM all those portions lying Southerly of the Northerly line as described in the Order of Vacation recorded December 3, 1943 in Volume 160 page 251, Deed Records of Klamath County.

PARCEL 4:

Lots 5, 6, 7 and 8 in Block 14, WESTOVER TERRACES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

EXCEPTING THEREFROM all those portions lying Southerly of the Northerly line as described in the Order of Vacation recorded December 3, 1943 in Volume 160 page 251, Deed Records of Klamath County.