



2021-017343

Klamath County, Oregon

11/19/2021 08:39:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Friends Of The Children

3837 Altamont Dr.

Klamath Falls, OR 97603

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

Friends Of The Children

3837 Altamont Dr.

Klamath Falls, OR 97603

File No. 492011AM

STATUTORY WARRANTY DEED

Jenny Hall, who acquired title as Jennifer Tillson,

Grantor(s), hereby convey and warrant to

Friends Of The Children, an Oregon Non-Profit Corporation,

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 portion of the SE1/4 of the SW1/4 of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

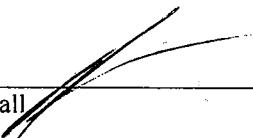
Beginning at the quarter section corner common to Sections 22 and 27, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence West along said Section line 160 feet to a steel rod, which is the true point of beginning of the tract herein described; thence North 23°55' West 359.06 feet to a steel rod on the South boundary of the Old Fort Road; thence South 80°30' West 713 feet, more or less, to a steel rod on the angle corner on the South boundary of the Old Fort Road; thence South 43° West to the Section line between Sections 22 and 27, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East along said Section line to the point of beginning.

The true and actual consideration for this conveyance is \$369,800.00.

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.

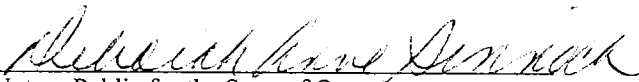
Dated this 19th day of Nov., 2021.



Jenny Hall

State of Oregon } ss
County of Klamath }

On this 19th day of November, 2021, before me, DEBORAH ANNE SINNOCK, a Notary Public in and for said state, personally appeared Jenny Hall, 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: 7/29/25

