



2021-018517
Klamath County, Oregon
12/14/2021 03:02:01 PM
Fee: \$87.00

THIS SPACE RESERVED

After recording return to:

Timothy Moulard
10850 Washburn Way
Klamath Falls, OR 97603

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

Timothy Moulard
10850 Washburn Way
Klamath Falls, OR 97603
File No. 503405AM

STATUTORY WARRANTY DEED

Patricia J. Forsythe,

Grantor(s), hereby convey and warrant to

Timothy Moulard,

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 SE1/4 SE1/4 of Section 33, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point at the intersection of the Northerly right of way line of Midland Road and the Westerly right of way line of Washburn Way, said point being South 89°57'30" West 320.80 feet and North 00°10'55" West 30.00 feet from the Southeast corner of said Section 33; thence South 89°57'30" West along the Northerly line of said Midland Road 1005.79 feet to the West line of the SE1/4 SE1/4 of said Section 33; thence North 00°11'02" West along said line 917.50 feet; thence South 82°34'03" East 1134.93 feet to the Westerly right of way line of the said Washburn Way; thence Southwesterly along the said Westerly right of way line, on the arc of a curve to the right (radius point bears South 53°32'55" East a distance of 602.96 feet, central angle is 36°38'00") 385.52 feet and South 00°10'55" East 409.80 feet to the point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

3909-033D0-01200

The true and actual consideration for this conveyance is \$384,000.00.

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 13th day of December, 2021.

Patricia J. Forsythe
Patricia J. Forsythe

State of Oregon } ss
County of Deschutes }

On this 13th day of December, 2021, before me, Cindy Lou Garcia a Notary Public in and for said state, personally appeared Patricia J. Forsythe, 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.

Cindy Lou Garcia
Notary Public for the State of Oregon
Residing at: Deschutes County
Commission Expires: 2.17.2025

