



THIS SPACE RESERVED FOR

2021-018831
Klamath County, Oregon
12/20/2021 03:34:02 PM
Fee: \$92.00

After recording return to:

James Ronald Ross

26705 HotchkissDr.

Klamath Falls, OR 97601

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

James Ronald Ross

26705 HotchkissDr.

Klamath Falls, OR 97601

File No. 510978AM

STATUTORY WARRANTY DEED

Rebecca Inez Short,

Grantor(s), hereby convey and warrant to

James Ronald Ross,

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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is \$135,000.00.

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:

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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 20th day of Dec., 2021.

Rebecca Inez Short
Rebecca Inez Short

State of OR } ss
County of Klamath }

On this 20th day of Dec., 2021, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Rebecca Inez Short, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath Co
Commission Expires: 7-29-25

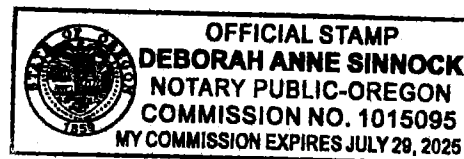


EXHIBIT "A"

510978AM

PARCEL 1:

TRACT A

Parcel 17 Pine Cone Addition, described as: Starting from the Northwest corner, NE1/4 SW1/4, Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon; thence South 89°50' East, a distance of 60.05 feet; thence South 2°36'12" West, a distance of 610.46 feet to an iron pin, the point of beginning; thence South 2°36'12" West, a distance of 217.54 feet to an iron pin; thence Northeasterly on the Northwestern side of the county road, along a curve right having a radius of 507.47 feet, a distance of 118.76 feet to an iron pin; thence North 30°08'37" West, a distance of 169.14 feet more or less to the point of beginning.

TRACT B

Parcel 18 Pine Cone Addition, described as: Starting from the Northwest corner NE1/4 SW1/4, Section 3 Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon; thence South 89°50' East, a distance of 60.05 feet; thence South 2°36'12" West, a distance of 610.46 feet to an iron pin, the point of beginning; thence South 30°08'37" East, a distance of 169.14 feet to an iron pin; thence Northeasterly on the Northerly side of the county road, along a curve right having a radius of 507.47, feet, a distance of 69.62 feet to an iron pin; thence North 22°17'02" West a distance of 124.87 feet to an iron pin; thence West, a distance of 100 feet more or less to the point of beginning.

PARCEL 2:

Parcel 16 Pine Cone Addition, described as: Starting from the Northwest corner NE1/4 SW1/4, Section 3, Township 36 South, Range 6 East of the Willamette Meridian, Klamath County, Oregon; thence South 89°50' East, a distance of 60.05 feet; thence South 2°36'12" West, a distance of 485.33 feet to an iron pin, the point of beginning; thence South 2°36'12" West, a distance of 125.13 feet to an iron pin; thence East, a distance of 82.68 feet to an iron pin; thence North, a distance of 125 feet to an iron pin; thence West, a distance of 76.99 feet more or less to the point of beginning.