



2021-019018
Klamath County, Oregon
12/23/2021 11:55:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Angela M. Bulla and Evan Paul Bulla

1702 Crescent AVE

Klamath Falls, OR 97601

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

Angela M. Bulla and Evan Paul Bulla

1702 Crescent AVE

Klamath Falls, OR 97601

File No. 480717AM

STATUTORY WARRANTY DEED

Marilynⁿ/G. Sutherland, who acquired title as Marilyn G. Sutherland,
Grantor(s), hereby convey and warrant to

Angela M. Bulla and Evan Paul Bulla,

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:

The North 150 feet of the following described tract; A tract of land situate in the SE1/4 SE1/4 of Section 14, Township 39 South, Range 9, East of the Willamette Meridian, Klamath County, Oregon more particularly describes as follows:


Beginning at a point on the East boundary of Homedale Road; said point being North 89 degrees 48 feet East a distance of 30.0 feet and South 0 degrees 10' East a distance of 822.0 feet from the Northwest corner of the SE1/4 SE1/4 of said Section 14; thence South 0 degrees 10' East along the East boundary of Homedale Road a distance of 524.8 feet to the North boundary of Airway Drive; thence South 89 degrees 41 feet East along the North boundary of Airway Drive a distance of 350.0 feet; thence North 0 degrees 10' West parallel with Homedale Road a distance of 527.8 feet; thence South 89 degrees 48' West a distance of 350.0 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$375,000.00.

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 20th day of December, 2021

 Marilyn G. Sutherland by Douglas Sutherland her Attorney in Fact
Marilyn G. Sutherland by Douglas Sutherland, her attorney in fact

State of _____ } ss
County of _____ }

On this ____ day of December, 2021, before me, _____ a Notary Public in and for said state, personally appeared _____, 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 _____
Residing at: _____
Commission Expires: _____ --

See Attached
Hawaii-Compliant
Notarial Act

Hawaii Acknowledgment

State of Hawaii)
) SS.
City & County of Honolulu)

On this 20th day of December, 2021, in the First Circuit, State of Hawaii,

before me personally appeared Douglas Sutherland (,)

and n/a (,) to me personally known (or

satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to this instrument,

who, being by me duly sworn or affirmed, did say that such person(s) executed the foregoing

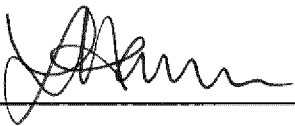
instrument identified or described as Statutory Warranty Deed

as the free act and deed of such person(s), and if applicable, the capacity shown having been

duly authorized to execute such instrument in such capacity. The foregoing instrument is dated

December 20, 2021 and contained 3 pages at the time of this

acknowledgment/certification.



Lynn Hann
Notary Public – State of Hawaii
My commission expires: January 19, 2024

