

**2022-000135****Klamath County, Oregon**

01/05/2022 10:35:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Sarah B. Prella2500 Frontage Rd.Klamath Falls, OR 97601

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

Sarah B. Prella2500 Frontage Rd.Klamath Falls, OR 97601File No. 509901AM

STATUTORY WARRANTY DEED**Anthony S. Holcomb,**

Grantor(s), hereby convey and warrant to

Sarah B. Prella, a married woman,

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 parcel of land situated in the NW1/4 SW 1/4 of Section 5, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at a 1" iron pin marking the South 1/16 corner of Section 5 and 6 from which an iron axle marking the 1/4 corner of Sections 5 and 6 bears North 00° 08' East 1351.25 feet (Record: North 00° 06' East 1351.68 feet); (1) thence North 89° 42' East 740.48 feet, along the East-West 1/16 centerline of the Southwest quarter of Section 5, to a 5/8" iron rod; (2) thence North 23° 42' East 8.94 feet to a 5/8" iron rod (Oregon State Highway P.T. "FR" 198 + 23.67) ; (3) thence along a 90 foot radius curve to the right 25.90 feet to a 1/2" iron rod, the long chord of which bears North 31° 56' 44" East 25.81 feet; (4) thence South 89° 42' West 245.41 feet, parallel to and 30 feet North of course (1) to a 1/2" iron rod; (5) thence North 00° 18' West 382.50 feet to a 1/2" iron rod (6) thence South 89° 42' West 509.37 feet to a 1/2" iron rod on the line common to Sections 5 and 6; (7) thence South 00° 08' West 412.52 feet, along said Section line to the place of beginning.

The true and actual consideration for this conveyance is \$430,000.00.

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:

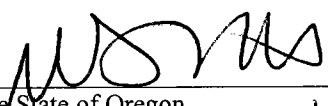
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 4th day of Jan, 2022.


Anthony S. Holcomb

State of Oregon } ss
County of Klamath }

On this 4th day of January, 2022, before me, Marjorie Anne Stuart, a Notary Public in and for said state, personally appeared Anthony S. Holcomb, 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: 5/18/25

