

512912AM

RECORDING REQUESTED BY:



1555 E. McAndrews Road, Ste 100
Medford, OR 97504

GRANTOR'S NAME:

Travis J. Turbeville and Stacy Ann Wood

GRANTEE'S NAME:

Rachel L. Derry and Matthew A. Spencer

AFTER RECORDING RETURN TO:

Order No.: 470321079686-AC

Rachel L. Derry and Matthew A. Spencer
6910 Hager Lane
Klamath Falls, OR 97603

SEND TAX STATEMENTS TO:

Rachel L. Derry and Matthew A. Spencer
6910 Hager Lane
Klamath Falls, OR 97603

6910 Hager Lane, Klamath Falls, OR 97603

2022-000313

Klamath County, Oregon

01/07/2022 03:59:01 PM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Travis J. Turbeville and Stacy Ann Wood, as tenants by the entirety, Grantor, conveys and warrants to Rachel L. Derry and Matthew A. Spencer, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED TWENTY THOUSAND AND NO/100 DOLLARS (\$420,000.00). (See ORS 93.030).

Subject to:

Covenants, Conditions, Restrictions, Reservations, set back lines, Power of Special Districts, and easements of Record, 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.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 01/06/22

Travis J. Turbeville
Travis J. Turbeville

Stacy Ann Wood
Stacy Ann Wood

State of *OR*
County of *Washington*

This instrument was acknowledged before me on 1-6-22 by Travis J. Turbeville and Stacy Ann Wood.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 12/21/24



EXHIBIT "A"
LEGAL DESCRIPTION

Parcel 1 of Land Partition 30-96, situated in the SW1/4 SE1/4, Section 12, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the North 40.09 feet thereof conveyed to Klamath County, a political subdivision of the State of Oregon for road purposes by Warranty Deed dated October 12, 2006, recorded November 27, 2006 in Volume 2006, Page 023525, Microfilm Records of Klamath County, Oregon. Said road was accepted as a public road right-of-way by instrument recorded November 24, 2006, in Volume 2006, Page 023517, Microfilm Records of Klamath County, Oregon.