



THIS SPACE RESERVED FOR

2022-000679

Klamath County, Oregon

01/18/2022 03:12:02 PM

Fee: \$87.00

After recording return to:

David G. Welch and Carrie D. Welch

PO Box 1097

Keno, OR 97627

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

David G. Welch and Carrie D. Welch

PO Box 1097

Keno, OR 97627

File No. 516244AM

STATUTORY WARRANTY DEED

Michael E. Roe, Claiming Successor of the Estate of Marshall Carlton Roe, Klamath County Circuit Court Case No. 21PB09671, and Michael E. Roe

Grantor(s), hereby convey and warrant to

David G. Welch and Carrie D. Welch, as Tenants by the Entirety,

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 in the NW1/4 NW1/4 of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point in the Northwest quarter of the Northwest quarter of Section 6, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, which is South 32°40' West (South 33° West according to the plat of Doten, Klamath County, Oregon), along the Southeasterly line of Brighton Avenue in said Plat of Doten a distance of 240 feet and South 57°20' East (South 57° East according to the plat of Doten), a distance of 210 feet from the intersection of the Southwesterly line of Park Street with the Southeasterly line of Brighton Avenue in said town of Doten; thence North 32°40' East 180.00 feet; thence South 57°20' East 30 feet; thence North 32°40' East 60.0 feet, more or less, to the Southwesterly line of Park Street in the Town of Doten; thence South 57°20' East, 50 feet, more or less, to the Southeasterly line of Ferry Street in said Town of Doten; thence North 32°40' East, along said Southeasterly line of Ferry Street; a distance of 175.5 feet, more or less, to the North line of the Northwest quarter of the Northwest quarter of said Section 6, thence East along said North line of said Northwest quarter of Northwest quarter, a distance of 37.0 feet, more or less, to an iron pin marking the Northeast corner of said Northwest quarter of the Northwest quarter; thence South along the East line of said Northwest quarter of Northwest quarter, a distance of 503.0 feet, more or less, to a point which is South 57°20' East of the point of beginning; thence North 57°20' West 385 feet, more or less, to the point of beginning.

The true and actual consideration for this conveyance is \$50,000.00.

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 14th day of JAN 2022.

The Estate of Marshall Carlton Roe

By: [Signature]
Michael E. Roe, Claiming Successor

[Signature]
Michael E. Roe

State of OR } ss
County of Klamath }

On this 14th day of January, 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Michael E. Roe, as Claiming Successor of the Estate of Marshall Carlton Roe and Michael E. Roe, Individually, 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.

[Signature]
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 7-29-25

