

2022-000860

Klamath County, Oregon

01/21/2022 12:56:01 PM

Fee: \$92.00

Return To:



After Recording Return to:

Angela M. Cox

PO Box 751

Gilchrist, OR 97737-0751

Until a change is requested all tax statements

Shall be sent to the following address:

(same as above)

File No. DE16780/518810AM

STATUTORY WARRANTY DEED

**Dixie Speer an undivided 1/2 interest and to Paul David Yager an undivided 1/2 interest,
as Tenants in Common**

herein called grantor, convey(s) and warrant(s) to

Angela M. Cox,

herein called grantee, all that real property situated in the County of Klamath, State of Oregon, described as:

The North 50 feet thereof.

Beginning at the Northeast corner of Section 24, Township 23 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence South along the East section line of said Section 24 a distance of 330 feet to the true point of beginning, which point of beginning is also the Southeast corner of that certain parcel of land conveyed to Sam Harrill by deed recorded in Book 110 at page 601, Deed Records of Klamath County, Oregon, thence West along the Southerly boundry of said parcel of land conveyed to Sam Harrill to a point on the Easterly right-of-way line of U.S. Highway 97, also known as the Dalles-California Highway, thence Southwesterly along the Easterly right-of-way line of said highway to a point on the said Easterly right-of-way line of said highway, which point is due East of the Southeast corner of that certain parcel of land conveyed to Jack Tedder and Lora A. Tedder, husband and wife by deed recorded in Book 196, at page 259, Deed Records of Klamath County, Oregon; thence due East to the East section line of said Section 24; thence long said East section line to the point of beginning.

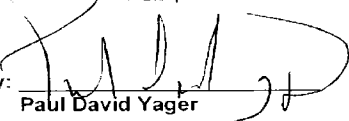
(Account #132323, Map #2309024A005700)

and covenant(s) that grantor is the owner of the above described property free of all encumbrances except covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, and apparent upon the land, contracts and/or liens for irrigation and/or drainage; and except any real property taxes due but not yet payable; and will warrant and defend the same against all persons who may lawfully claim the same, except as shown above.

The true and actual consideration for this transfer is **\$4,000.00**.

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, AND 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: January 19, 2022

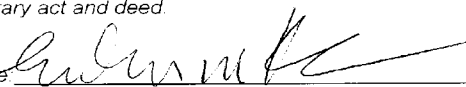
By: 
Paul David Yager

By: _____
Dixie Speer

STATE OF OREGON, County of Deschutes) ss.

On January 19, 2022, personally appeared the above named **Paul David Yager** and acknowledged the foregoing instrument to be his voluntary act and deed.



Before me: 
Notary Public for Oregon
My commission expires: 6-13-25

Official Seal

STATE OF _____, County of _____) ss.

On January _____, 2022, personally appeared the above named **Dixie Speer** and acknowledged the foregoing instrument to be her voluntary act and deed.

Before me: _____

Notary Public for _____

My commission expires: _____

Official Seal

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, AND 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: January 20, 2022

By: _____
Paul David Yager

By: Dixie Speer
Dixie Speer

STATE OF OREGON, County of Deschutes) ss.

On January, 2022, personally appeared the above named **Paul David Yager** and acknowledged the foregoing instrument to be his voluntary act and deed.

Before me: _____
Notary Public for Oregon
My commission expires: _____

Official Seal

STATE OF Washington, County of Lewis) ss.

On January 20, 2022, personally appeared the above named **Dixie Speer** and acknowledged the foregoing instrument to be her voluntary act and deed.



Before me: Rebecca Feigenbaum
Notary Public for Washington
My commission expires: November 30, 2024

Official Seal