



2022-001051

Klamath County, Oregon

01/27/2022 09:40:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Steven R. Payne and Erin Payne

22022 Hwy 140 E

Dairy, OR 97625

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

Steven R. Payne and Erin Payne

22022 Hwy 140 E

Dairy, OR 97625

File No. 518749AM

STATUTORY WARRANTY DEED

Delphus V. Wright,

Grantor(s), hereby convey and warrant to

Steven R. Payne and Erin Payne, with right of survivorship,

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 tract of land situated in the SW1/4 NE1/4 and NW1/4 NE1/4 of Section 7, Township 38 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the NE1/16 corner of Section 7; thence North 00°20' West along the East line of said NW1/4 NE1/4, 222.89 feet to the Southerly right of way line of State Highway No. 140; thence South 51°50'40" West along said right-of-way 358.25 feet to the South line of said NW1/4 NE1/4; thence continuing South 51°50'40" West along said right-of-way, 48.00 feet; thence South 60°48' East 369 feet, more or less, to a point on the East line of said SW1/4 NE1/4, from which the said NE1/16 corner bears North 00°20' West 208.00 feet; thence North 00° 20' West 208.00 feet to the point of beginning, with bearings based on Survey No. 1355, as recorded in the Klamath County Surveyor's office.

The true and actual consideration for this conveyance is \$252,000.00.

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 25th day of JAN, 2022.

Delphus V. Wright
Delphus V. Wright

State of OR } ss
County of Klamath }

On this 25th day of JAN, 2022, before me, DEBORAH ANNE SINNOCK a Notary Public in and for said state, personally appeared Delphus V. Wright, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath Co
Commission Expires: 7-29-25

