



2022-001458

Klamath County, Oregon

02/04/2022 09:21:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Kristen Ann Staebler

12750 E Hwy 140

Klamath Falls, OR 97603

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

Kristen Ann Staebler

12750 E Hwy 140

Klamath Falls, OR 97603

File No. 516560AM

### STATUTORY WARRANTY DEED

**Kenneth L. Russell and Carol A. Russell, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Kristen Ann Staebler,**

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:

#### PARCEL 1:

**All that portion of Government Lot 2, Section 22, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning at the Northwest corner of said Government Lot 2, running thence South 828 feet; thence East 526 feet; thence North 828 feet, more or less, to the subdivision line; thence West 526 feet to the point of beginning.**

#### PARCEL 2:

**Beginning at a point on the West line of Government Lot 2 which lies South along the lot line a distance of 828 feet from the Northwest corner of Government Lot 2, Section 22, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and running thence; South along the West line of Government Lots 2 and 3 of said Section 22 to a point which is on the West line of Government Lot 3, 600 feet South of the Northwest corner of Government Lot 3; thence East a distance of 526 feet to a point; thence North parallel to the West line of Government Lots 3 and 2 to the Southeast corner of that certain tract described on page 438, Volume 167, Deed Records of Klamath County, Oregon; thence West a distance of 526 feet, more or less, to the point of beginning, said tract being in Government Lots 2 and 3, Section 22, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon.**


The true and actual consideration for this conveyance is \$265,000.00.

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 1st day of February, 2022.

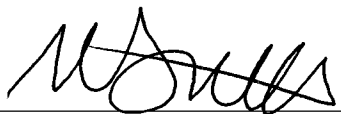
  
Kenneth L. Russell

  
Carol A. Russell

State of Oregon } ss  
County of Klamath }

On this 1st day of February, 2022, before me, Marjorie Anne Stuart, a Notary Public in and for said state, personally appeared Kenneth L. Russell and Carol A. Russell, 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: 5/18/2025

