

2022-001496

Klamath County, Oregon

02/04/2022 01:51:01 PM

Fee: \$87.00



After recording return to:  
Mark Chimento and Marcia Chimento  
PO Box 3071  
La Pine, OR 97739

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Mark Chimento and Marcia Chimento  
PO Box 3071  
La Pine, OR 97739

File No.: 7064-3882878 (SNB)

Date: January 10, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**James E. Sepkovic who acquired title as James K. Spekovic**, Grantor, conveys and warrants to **Mark Chimento and Marcia Chimento as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**A TRACT OF LAND SITUATED IN THE W 1/2 SE 1/4 OF SECTION 27, TOWNSHIP 23 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 89°46'39" EAST 662.79 FEET; THENCE NORTH 00°17'12" WEST 1646.69 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°17'12" WEST 329.70 FEET; THENCE EAST 660.39 FEET; THENCE SOUTH 00°21'34" EAST 329.1 FEET; THENCE WEST 660.79 FEET TO THE TRUE POINT OF BEGINNING.**

**NOTE: This Legal Description was created prior to January 01, 2008.**

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$237,500.00**. (Here comply with requirements of ORS 93.030)

After recording return to  
First American Title  
396 SW Bluff Drive, Suite 100  
Bend, OR 97702

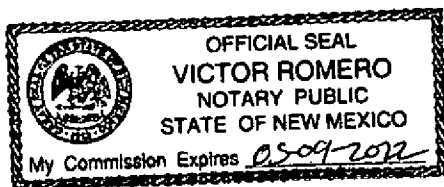
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 3 day of FEB., 2022.

James E. Sepkovic  
James E. Sepkovic

STATE OF ~~Oregon~~ New Mexico )  
County of Bernalillo ) ss.  
)

This instrument was acknowledged before me on this 3rd day of February, 2022  
by **James E. Sepkovic**.



[Signature]  
Notary Public for ~~Oregon~~ New Mexico  
My commission expires: 05-09-2022