



2022-001874

Klamath County, Oregon

02/14/2022 09:50:01 AM

Fee: \$97.00

THIS SPACE RESERVED FOR

After recording return to:

William L. Johnson

PO Box 307

Bly, OR 97622

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

William L. Johnson

PO Box 307

Bly, OR 97622

File No. 513752AM

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### STATUTORY WARRANTY DEED

**Bradley Paul Melsness,**

Grantor(s), hereby convey and warrant to

**William L. Johnson,**

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:

**See Attached Exhibit 'A'**

The true and actual consideration for this conveyance is \$105,000.00.

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.

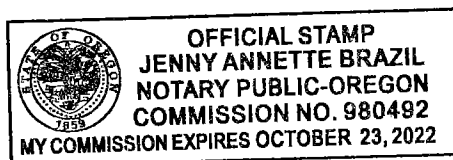
Dated this 10 day of February, 2022

  
Bradley Paul Melsness

State of Oregon } ss  
County of Klamath }

On this 10 day of February, 2022, before me, Jenny Brazil, a Notary Public in and for said state, personally appeared Bradley Paul Melsness, 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: 10/23/2022



## EXHIBIT 'A'

The following described real property in Klamath County, Oregon:

### PARCEL 1:

Beginning at a point which is South 23°17' West 383.95 feet from the Northeast corner of Lot 6, Block 4, Bly, according to the duly recorded plat of said townsite; thence South 23°17' West 50 feet; thence North 88°47' West, 128.96 feet; thence North 1°13' East, 106.23 feet; thence South 66°43' East 159.42 feet, more or less, to point of beginning being a portion of Government Lot 1, Section 3, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon

TOGETHER WITH that portion of the vacated alley, which inures by law thereto.

### PARCEL 2:

The Easterly 25 feet of the following described property:

Beginning at a point on the Northerly line of Ager Street, which is South 23°17' West 433.95 feet and North 88°47' West 128.96 feet from the Northeast corner of Lot 6, Block 4, Bly; thence North 1°13' East 106.23 feet; thence North 66°43' West 53.95 feet; thence South 1°13' West 126.38 feet more or less to the Northerly line of Ager Street; thence along the Northerly line of Ager Street, South 88°47' East 50 feet to the point of beginning, being a portion of Government Lot 1, Section 3, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.

### PARCEL 3:

Beginning at a point which lies South 23°17' West a distance of 170 feet and South 66°43' East a distance of 40 feet from the iron pin which marks the Southwest corner of Lot 1, Block 4, Town of Bly, and running thence; South 66°43' East along the Southerly right of way line of an unnamed street a distance of 260 feet to a point; thence South 23°17' West along the Westerly right of way line of an unnamed street a distance of 100 feet to a point; thence North 66°43' West along the Northerly right of way line of an unplatted alley a distance of 260 feet to a point; thence North 23°17' East a distance of 100 feet more or less to the point of beginning, in Government Lot 1, Section 3, Township 37 South, Range 14 East of the Willamette Meridian.

EXCEPTING THEREFROM

A tract of land situated in Government Lot 1, Section 3, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is South 23°17' West 170.00 feet and South 66°43' East 40.00 feet from the iron pin which marks the Southwest corner of Lot 1, Block 4, Town of Bly, and being the point of beginning of that tract of land described as Parcel 3 in Volume M-67 on page 7900 of the Klamath County Deed Records; thence South 22°18' East 28.00 feet; thence South 37°15' West 82.85 feet to the Southwesterly corner of said Parcel 3; thence North 23°17' East 100.00 feet to the point of beginning.

TOGETHER WITH that portion of the vacated alley, which inures by law thereto.