



THIS SPACE RESERVED FOR

2022-002170
Klamath County, Oregon
02/18/2022 03:07:01 PM
Fee: \$87.00

After recording return to:

Joshua Thomas Simpson

10808 Hwy 66

Klamath Falls, OR 97601

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

Joshua Thomas Simpson

10808 Hwy 66

Klamath Falls, OR 97601

File No. 518082AM

STATUTORY WARRANTY DEED

Terry Brown and Katie Brown, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Joshua Thomas Simpson,

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:

Beginning at a point on the section line, from which point the quarter corner common to Sections 28 and 33 bears West a distance of 1474.56 feet; thence North 22°53' West 538.96 feet, more or less, to the Southerly right of way boundary of the Ashland-Klamath Falls Highway; thence along said boundary North 67°48' East 152.9 feet; thence South 22°53' East 601.75 feet, more or less, to the above mentioned section line; thence West along said section line 166.02 feet, more or less, to the point of beginning, and being in the S1/2 SE1/4, Section 28, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

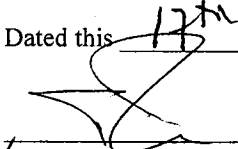
ALSO, beginning at a point on the section line, from which the quarter corner common to Sections 28 and 33 bears West 1475.3 feet, said point being the Southeasterly corner of that certain parcel conveyed by C.H. Fitzsimmons, et. ux., to Ray E. Brownell and Eva M. Brownell, husband and wife, by deed dated August 17, 1943, recorded August 20, 1943 in Volume 158 of Deeds, page 16, records of Klamath County, Oregon; thence North 22°53' West a distance of 536.23 feet, more or less, to a point on the Southeasterly right of way line of the Klamath Falls-Ashland Highway; thence South 67°34' West along said right of way line, a distance of 32.6 feet, more or less, to its intersection with an old established fence line, said point also being the Northeast corner of that certain parcel deeded to Ray E. Brownell, et. ux., above described; thence South 26°26' East along said fence line, a distance of 537.8 feet, more or less, to the point of beginning and being in the S1/2 SE1/4, Section 28, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

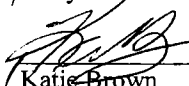
The true and actual consideration for this conveyance is \$300,000.00.

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 17th day of February, 2022.




Terry Brown


Katie Brown

State of Oregon } ss
County of Klamath }

On this 17 day of February, 2022, before me, Marjorie Anne Stuart, a Notary Public in and for said state, personally appeared Terry Brown and Katie Brown, 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: 5/18/25

