



2022-002199
Klamath County, Oregon
02/22/2022 10:21:01 AM
Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Blake Bartak and Traci Bartak

40413 NE 142nd Ave.

Amboy, WA 98601

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

Blake Bartak and Traci Bartak

40413 NE 142nd Ave.

Amboy, WA 98601

File No. 519413AM

STATUTORY WARRANTY DEED

Jeffery H. Sargo and Annette B. Sargo, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Blake Bartak and Traci Bartak, as Tenants by the Entirety,

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 \$140,000.00.

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 17 day of Feb, 2022

Jeffrey H. Sargo

Annette B. Sargo

State of CA } ss
County of Tuolumne

On this 17th day of February, 2022, before me, Lynn Ellen Bradley, a Notary Public in and for said state, personally appeared Jeffrey H. Sargo and Annette B. Sargo, 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.

Lynn Ellen Bradley
Notary Public for the State of CA
Residing at: Samestown
Commission Expires: 03-23-2022

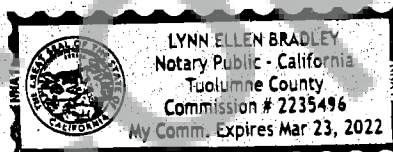


EXHIBIT 'A'

The part of Tract No. 1 of KIELSMEIER ACRE TRACTS, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, described as follows:

Beginning 30 feet South and 20 feet East of the center of said Section 2; thence East along the South line of the Lakeview Highway, 162.5 feet; thence South and at right angles to said Highway line 570 feet; this said last mentioned point being the point of beginning of the boundaries of the tract to be conveyed under this deed; thence continuing South 70 feet to a point; thence running Westerly and parallel to said Highway line 162.5 feet to a point; thence running Northerly and at right angles to said Highway line 70 feet to a point; thence running Easterly and parallel to said Highway line 162 feet to the point of beginning.

The above tract includes an easement for roadway purposes over a strip of land 20 feet wide measured on the Highway and lying West of and adjacent to the land herein described, said strip being further described as adjoining the roadway reserved in the plat of Gienger's Tract as filed in Klamath County, Oregon.