



THIS SPACE RESERVED FOR

2022-003202
Klamath County, Oregon
03/15/2022 02:35:01 PM
Fee: \$87.00

After recording return to:

Jackie F. Mathis

28571 Hogback Rd.

Plush, OR 97637

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

Jackie F. Mathis

28571 Hogback Rd.

Plush, OR 97637

File No. 519716AM

STATUTORY WARRANTY DEED

James L. Rodgers,

Grantor(s), hereby convey and warrant to

Jackie F. Mathis,

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:

An area of land in the Northeast 1/4 of Section 3, Township 37 South, Range 12 East, Willamette Meridian, Klamath County, Oregon. Being more particularly described as follows:

Beginning at the 2.5" aluminum cap marking the Northeast corner of said Section 3 which bears North 03°31'15" East 709.87 from a 3" aluminum cap marking the N-N 1/64 corner; thence along the East line of said Section, South 03°31'15" West 584.19 feet to the centerline of Forest Service Road 025; thence leaving said East line and continuing along said centerline, South 88°58'27" West 801.58 feet; thence 304.03 feet along a 237 foot radius curve to the right, the long chord of which bears North 54°16'33" West 283.60 feet; thence North 17°31'34" West 445.99 feet, more or less, to the North line of said Section 3; thence leaving said centerline and continuing along said North line, North 89°41'15" East 1201.89 feet to the point of beginning.

14.61 Acres

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

The true and actual consideration for this conveyance is \$95,040.00.

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 15th day of March, 2022

James L. Rodgers
James L. Rodgers

State of Oregon } ss Yance
County of _____ }

On this 15th day of March, 2022, before me, Kristen C. Wells a Notary Public in and for said state, personally appeared James L. Rodgers, 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.

Kristen C. Wells
Notary Public for the State of Oregon
Residing at: Seaside
Commission Expires: 5-26-2024

