



2022-003354

Klamath County, Oregon

03/18/2022 12:27:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Nolan Jacobs and Michelle Jacobs

69511 Buckhorn Rd.

Redmond, OR 97756

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

Nolan Jacobs and Michelle Jacobs

69511 Buckhorn Rd.

Redmond, OR 97756

File No. 518277AM

STATUTORY WARRANTY DEED

Richard M. Braden,

Grantor(s), hereby convey and warrant to

Nolan Jacobs and Michelle Jacobs, 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:

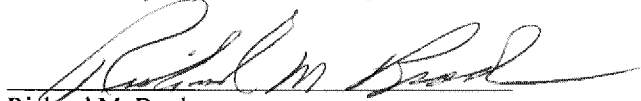
In Township 38 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon. The S1/2SW1/4 of Section 4, the S1/2SE1/4 of Section 5, the N1/2NE1/4, SE1/4NE1/4 and that portion of the SW1/4NE1/4 and of the NE1/4SE1/4 of Section 8 lying East of Swan Lake Road, the NW1/4 and that portion of the SW1/4 of Section 9 lying East of Swan Lake Road.

The true and actual consideration for this conveyance is \$2,990,000.00.

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.

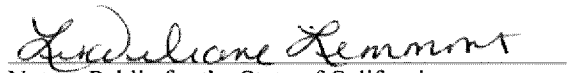
Dated this 16 day of March, 2022.


Richard M. Braden

Oregon ss
State of ~~California~~ } ss
County of Josephine }

On this 16 day of March, 2022, before me, LISA DIANE LEMMONS a Notary Public in and for said state, personally appeared Richard M. Braden, 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 California
Residing at: Grants Pass, OR
Commission Expires: January 11, 2025

