

**2022-003629**

Klamath County, Oregon

03/25/2022 09:13:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Judith E. Bidle

4840 Sunset Ridge Rd.

Klamath Falls, OR 97601

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

Judith E. Bidle

4840 Sunset Ridge Rd.

Klamath Falls, OR 97601

File No. 520892AM

STATUTORY WARRANTY DEED

Joseph A. Harris and Brenda F. Harris,
as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Judith E. Bidle,

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:

**A tract of land situated in the Northeast one-quarter of Section 13, Township 38 South, Range 8 East of the
Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows**

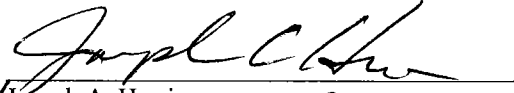
Commencing at the corner common to Sections 12 and 13, Township 38 South, Range 8 East of the Willamette Meridian Sections 7 and 18, Township 38 South, Range 9 East of the Willamette Meridian; thence along the Section line common to said Section 13 and 18, South 00°19'36" East 1344.15 feet to a ½ inch iron pin marking the N 1/16 corner between said Sections 13 and 18; thence North 89°26'13" West 42.26 feet to a point on the centerline of a 40 foot wide road as platted for Minor Land Partition No. 51-82, said point being the True Point of Beginning of this description; thence along said centerline the following courses and distances: (1) North 00°19'36" West 359.19 feet; (2) North 88°10'29" West 158.23 feet; (3) North 74°10'02" West 147.66 feet; (4) North 52°04'36" West 51.80 feet (5) thence along the arc of a 75.00 feet radius curve to the left, 159.80 feet (the long chord of which bears South 66°52'57" West 131.24 feet); (6) South 5°50'30" West 105.90 feet; (7) thence along the arc of a 100.00 feet radius curve to the right, 147.66 feet (the long chord of which bears South 48°08'35" West 134.61 feet); (8) North 89°33'19" West 137.14 feet; (9) North 68°56'05" West 111.98 feet; (10) North 77°12'49" West 242.99 feet; (11) North 62°58'12" West 283.83 feet to a point on the 1/16 line being the East boundary of the NW1/4 of the NE1/4 of Section 13; thence leaving said center line and continuing along said 1/16 line, South 00°03'45" West 400.89 feet to a 3/4 inch pipe marking the NE 1/16 corner of Section 13; thence along the 1/16 line between said NE 1/16 corner and the N 1/16 corner between Section 13 and 18, South 89°26'13" East 1306.78 feet to the True Point of Beginning.

The true and actual consideration for this conveyance is \$570,000.00.

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 24th day of March, 2022.



Joseph A. Harris

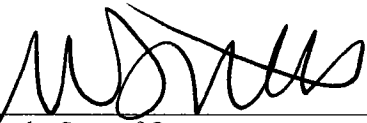


Brenda F. Harris

State of Oregon } ss
County of Klamath }

On this 24th day of March, 2022, before me, Marjorie Anne Stuart, a Notary Public in and for said state, personally appeared Joseph A. Harris and Brenda F. Harris, 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, Oregon
Commission Expires: 5/18/2025

