



THIS SPACE RESERVED FOR

2022-003632
Klamath County, Oregon
03/25/2022 09:45:01 AM
Fee: \$87.00

After recording return to:

Gregory D. Heaton and Melissa A. Heaton

19182 Anderson Rd.

Merrill, OR 97633

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

Gregory D. Heaton and Melissa A. Heaton

19182 Anderson Rd.

Merrill, OR 97633

File No. 518096AM

STATUTORY WARRANTY DEED

David E. Rowley and Oma L. Rowley, Trustees of the Dave & Oma Rowley Deary Ranch CFK Revocable Trust,

Grantor(s), hereby convey and warrant to

Gregory D. Heaton and Melissa A. Heaton, 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:

The NE1/4 NW1/4 of Section 5, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon.

SAVING AND EXCEPTING therefrom the following described property:

Beginning at a point on the Southerly right of way line of Anderson Road from which point a railroad spike marking the Northwest corner of Section 5, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, bears North 30.0 feet and South 89° 53' 10" West 2256.16 feet distant; thence North 89° 53' 10" East 390.34 feet, more or less, along said Southerly right of way line to a point on the North-South center line of said Section 5; thence South 112.16 feet along said North-South center line to a point; thence South 76° 42' 30" West 136.70 feet to a point; thence North 81° 0' 30" West 125.00 feet to a point; thence North 60° 23' 00" West 108.27 feet to a point; thence North 29° 39' 20" West 80.28 feet; more or less, to the point of beginning.

ALSO SAVING AND EXCEPTING that portion thereof lying within the right of way of Anderson Road.

The true and actual consideration for this conveyance is \$560,000.00.

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 22nd day of March, 2022

Dave & Oma Rowley Deary Ranch CFK Revocable Trust

By: David E. Rowley, Trustee
David E. Rowley, Trustee

By: Oma L. Rowley, Trustee
Oma L. Rowley, Trustee

State of Oregon} ss.
County of Klamath}

On this 22nd day of March, 2022, before me, Marjorie Anne Stuart Notary Public in and for said state, personally appeared David E. Rowley and Oma L. Rowley known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the David & Oma Rowley Deary Ranch CFK Revocable Trust, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Marjorie Anne Stuart
Notary Public for the State of Oregon»

Residing at: Klamath County

Commission Expires: 5/18/25

