

**2022-003829**

Klamath County, Oregon

03/30/2022 10:15:01 AM

Fee: \$92.00

RECORDING COVER SHEET (Please Print or Type)

This cover sheet was prepared by the person presenting the instrument for recording. The information on this sheet is a reflection of the attached instrument and was added for the purpose of meeting first page recording requirements in the State of Oregon, ORS 205.234, and does NOT affect the instrument.

*THIS SPACE RESERVED FOR USE BY
THE COUNTY RECORDING OFFICE*

AFTER RECORDING RETURN TO:

Jonathan L. Marsden and James Marsden

1500 Joe Wright RD

Klamath Falls OR 97603

1) TITLE(S) OF THE TRANSACTION(S) ORS 205.234(a)

Statutory Warranty Deed

2) DIRECT PARTY / GRANTOR(S) ORS 205.125(1)(b) and 205.160

Rob D. Glenn and Teri G. Glenn

3) INDIRECT PARTY / GRANTEE(S) ORS 205.125(1)(a) and 205.160

Jonathan L. Marsden and James Marsden

4) TRUE AND ACTUAL CONSIDERATION

ORS 93.030(5) – Amount in dollars or other

\$ 180,000.00

☐ Other**5) SEND TAX STATEMENTS TO:**

no change

6) SATISFACTION of ORDER or WARRANT

ORS 205.125(1)(e)

CHECK ONE:

☐

FULL

(If applicable)

☐

PARTIAL

7) The amount of the monetary obligation imposed by the order or warrant. ORS 205.125(1)(c)

\$

8) If this instrument is being Re-Recorded, complete the following statement, in**accordance with ORS 205.244: "RERECORDED AT THE REQUEST OF**

Amerititle

TO CORRECT the vesting

PREVIOUSLY RECORDED IN BOOK 2017 AND PAGE 014491, OR AS FEE
NUMBER ."



2017-014491
Klamath County, Oregon
12/21/2017 11:40:01 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jonathan L. Marsden and James Marsden
1500 Joe Wright Road
Klamath Falls, OR 97603

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

Jonathan L. Marsden and James Marsden
1500 Joe Wright Road
Klamath Falls, OR 97603
File No. 207390AM

STATUTORY WARRANTY DEED

Rob D. Glenn and Teri G. Glenn, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

John
Teri
Jonathan L. Marsden and James Marsden, not as Tenants in Common but with Rights of Survivorship ~~each as to an undivided 50 percent interest~~
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 S1/2 NW1/4 of Section 21, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the Northerly boundary of the S1/2 of the NW1/4 of Section 21, said Township and Range from which the Northwest corner of the SW1/4 NW1/4 of said Section 21 bears South 88° 50' 1/2' West 1638.6 feet; thence South 0°10' West 613.45 feet; thence South 89°40' East 518.6 feet, more or less, to the Westerly boundary of the U.S. lateral canal; thence along said boundary North 55°55' 1/2' West 402.5 feet and North 6°45' West 394.4 feet, more or less, to the Northerly boundary of the S1/2 NW1/4 of said Section 21; thence South 88°50' 1/2' West along said boundary a distance of 200.00 feet to the point of beginning.

Excepting therefrom all the portion lying within Joe Wright County Road.

The true and actual consideration for this conveyance is \$180,000.00.

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:

RDC
TG

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 19th day of December, 2017.

Rob D. Glenn

Rob D. Glenn

Teri G. Glenn

Teri G. Glenn

State of Florida } ss

County of FLASCO }

On this 19th day of December, 2017, before me, Susan M. Lakso a Notary Public in and for said state, personally appeared Rob D. Glenn and Teri G. Glenn, 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.

Susan M. Lakso

Notary Public for the State of Florida

Residing at: Hernando County

Commission Expires: 6-7-2018

