



2022-004296

Klamath County, Oregon

04/04/2022 01:55:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jordan Sonerholm and Hannah Sonerholm

1650 Pine Grove Rd.

Klamath Falls, OR 97603

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

Jordan Sonerholm and Hannah Sonerholm

1650 Pine Grove Rd.

Klamath Falls, OR 97603

File No. 527895AM

STATUTORY WARRANTY DEED

Arlin Ray Watson and Gayla Jo Watson, as Tenants in Common,

Grantor(s), hereby convey and warrant to

Jordan Sonerholm and Hannah Sonerholm, 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:

A parcel of land in the SE1/4 of the NW1/4 of Section 9, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which is South 88 degrees 58' East a distance of 30.0 feet and North 0° 06' East a distance of 691.92 feet from the Southwest corner of said SE1/4 of the NW1/4, said point also being on the East right-of-way line of Pine Grove Road;

Thence North 0° 06' East along said East line a distance of 200.64 feet; thence leaving said East line, and running South 89° 18' East a distance of 297.2 feet; thence South 0° 06' West a distance of 201.07 feet; thence North 89° 13' West a distance of 297.2 feet to the point of beginning.

Reserving the East 30.0 feet for a non-exclusive road easement.

The true and actual consideration for this conveyance is \$585,000.00.

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 31 day of March, 2022

Arlin Ray Watson
Arlin Ray Watson

Gayla Jo Watson
Gayla Jo Watson

State of Georgia } ss
County of Hall }

On this 31st day of March, 2022, before me, Sheila Dianne Sayers a Notary Public in and for said state, personally appeared Arlin Ray Watson and Gayla Jo Watson, 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.

Sheila Dianne Sayers
Notary Public for the State of Georgia
Residing at: PB Box 7730 - Gainesville, GA 30504
Commission Expires: 1-21-2024

