



2022-004552
Klamath County, Oregon
04/11/2022 11:48:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Joshua Overstreet

3933 Mack Ave.

Klamath Falls, OR 97603

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

Joshua Overstreet

3933 Mack Ave.

Klamath Falls, OR 97603

File No. 527481AM

STATUTORY WARRANTY DEED

Dayna (Dana) Lynn Sisemore,

Grantor(s), hereby convey and warrant to

Joshua Overstreet,

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 S1/2 of the S1/2 of the N1/2 of the SE1/4 of the SE1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies North 1°14' West a distance of 680.3 feet and South 89°26' West a distance of 630 feet from the iron pin which marks the section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence continuing South 89°26' West a distance of 100 feet to an iron pin; thence North 1°14' West a distance of 144 feet to an iron pin; thence North 89°24' East a distance of 100 feet to an iron pin; thence South 1°14' East a distance of 144.1 feet, more or less, to the point of beginning.

EXCEPTING THEREFROM the Southerly 5 feet for additional right of way by Commissioner's Journal dated September 6, 1967.

The true and actual consideration for this conveyance is \$95,000.00.

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:

87 ANT

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 29th day of March, 2022

Dayna Lynn Sisemore
Dayna Lynn Sisemore

State of Oregon, ss
County of Jackson

On this 29 day of March, 2022, before me, Rhonda J. Young, a Notary Public in and for said state, personally appeared Dayna Lynn Sisemore, 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.

Rhonda J. Young
Notary Public for the State of Oregon
Residing at: Medford
Commission Expires: 12-26-22

