

Ryan Whiteman
Returned at Counter

2022-004782

Klamath County, Oregon



00298728202200047820040045

04/14/2022 01:35:47 PM

Fee: \$97.00

After recording, return to:
Robert Allen Whiteman &
Ricky Lynn Whiteman
PO Box 493
Reedsport, OR 97467

Until a change is requested,
all tax statements should be sent to:
Robert Allen Whiteman &
Ricky Lynn Whiteman
PO Box 493
Reedsport, OR 97467

WARRANTY DEED

Under ORS 93.850

The grantor,
Ryan Bo Whiteman
23821 Holl Rd
Malin, OR 97632

for the true and actual consideration of 0.00
Zero Dollars

CONVEYS AND WARRANTS to the grantee,
Robert Allen Whiteman & Ricky Lynn Whiteman, as Tenants by the Entirety
PO Box 493
Reedsport, OR 97467

the following described real property, free of encumbrances, except as specifically
set forth herein:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE APART HEREOF
FOR COMPLETE LEGAL DESCRIPTION

Parcel ID: 4112-01400-01500
And commonly known as: 33839 Hwy 50 Malin, OR 97632

Source of Title:

Being the same property conveyed by Warranty Deed from Daniele McLauchlin to Ryan Bo Whiteman recorded on June 8,2020 as 2020-006952 in the records of the county Clerk, Klamath County, Oregon.

This conveyance is made subject to:

NA

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, CHAPTERS 885, 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 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 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424 OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTERS 885, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Signed, sealed, and delivered on this _____ day of April, 2022, in the presence of:

[Signature]

Signature
Ryan Bo Whiteman

Print Name
Individual

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Signature

Print Name

Capacity

Construe all terms with the appropriate gender and quantity required by the sense of this deed.

STATE OF Oregon
COUNTY OF Klamath

On this 14 day of April, 2022, before me, Notary Public in and for said state, personally appeared Ryan Bo Whiteman

_____,
identified to be the person whose name is subscribed to the within instrument, and who acknowledged to me his freely executed the same.

Signature: [Signature]
Print Name: Kathleen A. Maynard
Title: Notary Public
My Commission Expires: March 31, 2026

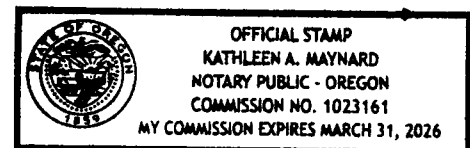


Exhibit A

The SW1/4 SE 1/4 of Section 14, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, lying North of the Old Dalles-California Highway, SAVING AND EXCEPTING THE FOLLOWING therefrom:

Commencing at the Northeast corner of said SW1/4 SE1/4 of Section 14; thence West along the North line of said SW1/4 SE1/4 of said Section 14, 950.5 feet to the point; thence South at right angles to North line of said SW1/4 SE1/4 of said Section 14 to a point on the North boundary of the Dalles-California Highway; thence Southeasterly along the Northerly boundary of said highway to its intersection with the East boundary of said SW1/4 SE1/4 of said Section 14; thence North along the East boundary of said SW1/4 SE1/4 to the point of beginning.

ALSO SAVING AND EXCEPTING therefrom: Beginning at a point on the North boundary of said SW1/4 SE1/4 of said Section 14, 950.5 feet West to the Northeast corner of said SW1/4 SE1/4; thence South at right angles to the North line of said SW1/4 SE1/4 249.5 feet to a point; thence West and parallel to the North boundary of said SW1/4 SE1/4, 18.5 feet to a point; thence North and parallel to the East boundary of the herein described tract 249.5 feet to a point on the North boundary of said SW1/4 SE1/4; thence East 18.5 feet to the point of beginning.