



2022-004786
 Klamath County, Oregon
 04/14/2022 02:05:01 PM
 Fee: \$92.00

THIS SPACE RESERVED FOR

After recording return to:

Gerald Wolgast
 PO Box 363
 Manistique, MI 49854

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

Gerald Wolgast
 PO Box 363
 Manistique, MI 49854

File No. 524007AM

STATUTORY WARRANTY DEED

Lewis A. Cobb, as to a Life Estate and Riley B. Harris and Sharon M. Harris, also known as Sheron M. Harris, as Tenants by the Entirety as to the remainder,

Grantor(s), hereby convey and warrant to

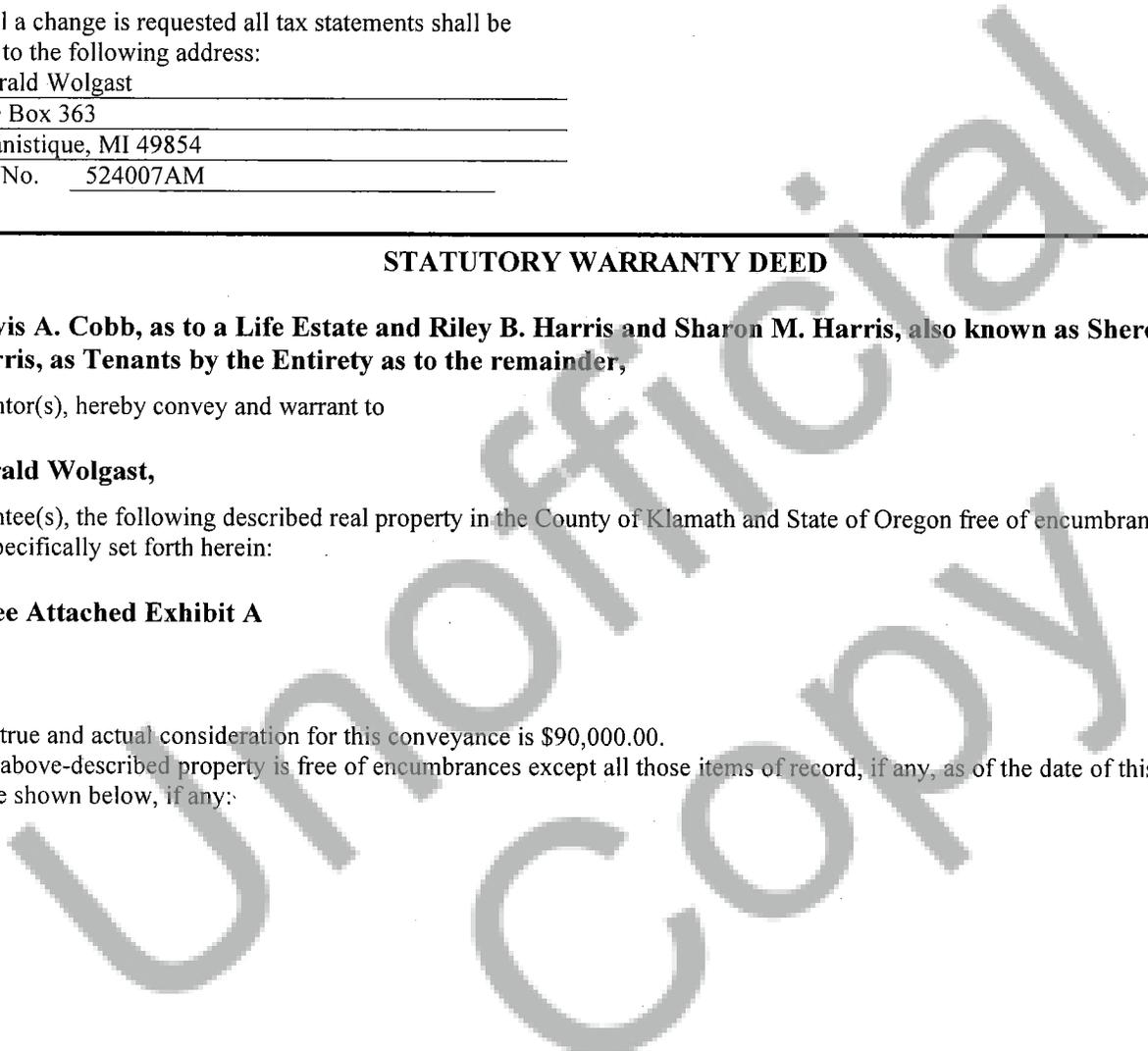
Gerald Wolgast,

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:

See Attached Exhibit A

The true and actual consideration for this conveyance is \$90,000.00.

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:

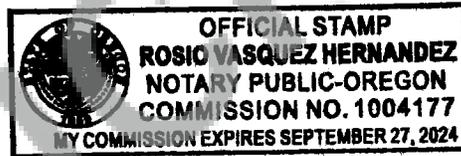


BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 13 day of April, 2022.

Riley B. Harris
Riley B. Harris

Sharon M. Harris
Sharon M. Harris



State of Oregon } ss
County of Clatsop }

On this 13 day of April, 2022, before me, Rosio V. Hernandez, a Notary Public in and for said state, personally appeared Riley B. Harris and Sharon M. Harris, 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Clatsop
Commission Expires: Sept 27, 2024

EXHIBIT "A"

A tract of land situated in the W1/2 NW1/4 of Section 2, and the E1/2 NE1/4 of Section 3, all in Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin at the point of intersection of the section line common to said Sections 2 and 3 with the line marking the Southwesterly boundary of the right-of-way for a logging railroad as conveyed to Pelican Bay Lumber Co. by James O. and Martha M. Watts by Deed Volume 80, page 639, Klamath County Deed Records; thence South 32°07' East along the Southwesterly Boundary of said railroad a distance of 1627.6 feet to an iron pin (South 32° 21 1/2' East - 1639.1 feet by deed record); thence North 58° 08' West distance of 739.4 feet to an iron pin (North 58° 30 1/2' West - 756.5 feet by deed record); thence North 87° 04' West, a distance of 237.8 feet to an iron pin in the section line common to said Sections 2 and 3 (North 86° 46 1/2' West - 242.2 feet by deed record); thence South 0° 01' West along said section line a distance of 658.9 feet to a metal screw set in rock; thence South 89° 59' West a distance of 820.0 feet to an iron pin; thence North 1° 01' East along the line which is the closing bearing to the Southwest corner of vacated Block 5, "TOWN OF BLY" subdivision a distance of 1967.1 feet to an iron pin which is South 1° 01' West a distance of 393.32 feet from the Southwest corner of said vacated Block 5; thence South 75° 56' East along an old fence line a distance of 390.55 feet to an iron pin; thence North 39° 08' East a distance of 231.7 feet to an iron pin on the Southwesterly boundary of the above described railroad; thence South 32° 02' East along the Southwesterly boundary of said railroad a distance of 491.1 feet, more or less to the point of beginning.

EXCEPTING THEREFROM any portion which lies South of the East-West centerline of Section 3, Township 37 South, Range 14 East of the Willamette Meridian, Klamath County, Oregon.