

2022-005056

Klamath County, Oregon

04/21/2022 08:23:01 AM

Fee: \$92.00



After recording return to:
Mandy Tyler
16650 HWY 62
Eagle Point, OR 97524

Until a change is requested all tax
statements shall be sent to the
following address:
Mandy Tyler
16650 HWY 62
Eagle Point, OR 97524

File No.: 7161-3874561 (SA)

Date: December 17, 2021

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Clyde V. White and Terry White, husband and wife, not as tenants in common but with right of survivorship, Grantor, conveys and warrants to **Mandy Tyler and Christian Tyler, not as tenants in common but with rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$142,500.00**. (Here comply with requirements of ORS 93.030)

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.

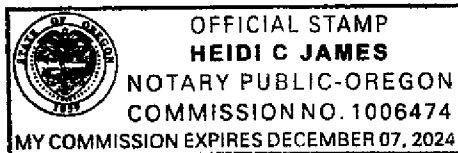
Dated this 13th day of April, 2022.

Terry White
Terry White

Clyde V. White
Clyde V. White

STATE OF Oregon)
)ss.
County of Klamath)

This instrument was acknowledged before me on this 13th day of April, 2022
by **Terry White and Clyde V. White.**



Heidi C James
Notary Public for Oregon
My commission expires: 12/07/2024

APN: 330877

Statutory Warranty Deed
- continued

File No.: 7161-3874561 (SA)

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

PARCEL 1:

THE EAST HALF OF GOVERNMENT LOTS 2, 7 AND 10 AND ALL OF GOVERNMENT LOTS 1 AND 8, ALL IN SECTION 14, TOWNSHIP 36 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF COUNTY OF KLAMATH, STATE OF OREGON.

EXCEPTING THEREFROM THAT PORTION OF LOT 10 LYING WITHIN THE LIMITS OF THE SPRAGUE RIVER HIGHWAY AS CONVEYED TO KLAMATH COUNTY BY DEED RECORDED APRIL 23, 1929 IN BOOK 85, PAGE 618, DEED RECORDS OF KLAMATH COUNTY, OREGON.

**ALSO EXCEPTING THEREFROM ANY
OREGON-CALIFORNIA AND EASTERN**

LIMITS OF THE

PARCEL 2:

THE WESTERLY 11.8 FEET OF THE WEST HALF OF GOVERNMENT LOT 9, SECTION 14, TOWNSHIP 36 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, IN THE COUNTY OF KLAMATH, STATE OF OREGON.

This legal description was created prior to January 1, 2008