



THIS SPACE RESERVED FOR

2022-005448  
Klamath County, Oregon  
04/29/2022 11:23:01 AM  
Fee: \$87.00

After recording return to:

Michelle Bigoni

PO Box 302

Malin, OR 97632

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

Michelle Bigoni

PO Box 302

Malin, OR 97632

File No. 531099AM

## STATUTORY WARRANTY DEED

**Jacob O. Turley,**

Grantor(s), hereby convey and warrant to

**Michelle Bigoni,**

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:

### PARCEL 1:

**That portion of the SW1/4 SE1/4 and of the SE1/4 SW1/4 of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning at a 1/2 inch iron pin which is 30.0 feet North and 1198.86 feet West and parallel to East-West section line and on Northerly right-of-way of County Road from an encased monument which marks the Southeast corner of the SW1/4 of SE1/4 of Section 2; thence North 0° 10' West 75.0 feet to 1/2 inch iron pin; thence West and parallel to Northerly right-of-way of County Road 175.0 feet to iron pin; thence South 0° 10' East 75.0 feet to a 3/4 inch pipe (found); thence East 175.0 feet along the Northerly right-of-way of County Road to point of beginning.**

### PARCEL 2:

**That portion of the SW1/4 SE1/4 and of the SE1/4 SW1/4 of Section 2, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:**

**Beginning at a 5/8 inch iron pin on the West line of that property described in Deed recorded October 27, 1993, in Volume M93, page 28233, Microfilm Records of Klamath County, Oregon, which is 187.00 feet North and 1373.86 feet West and parallel to the East-West section line and the Northerly right-of-way of County Road (Falvey Road) from an encased monument which marks the Southeast corner of said SW1/4 S/E1/4 of Section 2; thence East parallel to said Northerly right-of-way 175 feet to a 5/8 inch iron pin; thence South 0° 9' 44" East parallel to said West line thereof, 112.0 feet to the Northeast corner of that property described in Deed M71, page 11233, Microfilm Records of Klamath County, Oregon; thence West along the North line thereof 175.0 feet to the Northwest corner thereof; thence North 0° 9' 44" along the West line of that property described in first said Deed, 112.0 feet to the point of beginning.**

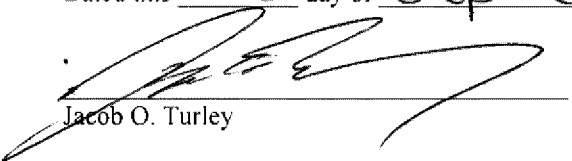
The true and actual consideration for this conveyance is \$339,000.00.

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

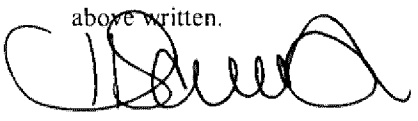
28 day of April, 2022

  
Jacob O. Turley

State of Oregon } ss  
County of Klamath }

On this 28 day of April, 2022, before me, Heather Scurba a Notary Public in and for said state, personally appeared Jacob O. Turley, 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.

  
Notary Public for the State of Oregon  
Residing at: Klamath Falls OR

Commission Expires: Nov. 21, 2025

