



2022-006158

Klamath County, Oregon

05/13/2022 02:55:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

William Noa Taipin and Mikayla Duchi

13864 Spring Lake Road

Klamath Falls, OR 97603

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

William Noa Taipin and Mikayla Duchi

13864 Spring Lake Road

Klamath Falls, OR 97603

File No. 536913AM

STATUTORY WARRANTY DEED

Linda Sheryl Scott,

Grantor(s), hereby convey and warrant to

William Noa Taipin and Mikayla Duchi, not as Tenants in Common, but With Rights of Survivorship,

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 situated in the SE1/4 of Section 10, Township 40 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at the Northeast corner of the N1/2 N1/2 SE1/4 SE1/4 of said Section 10, said point being in the centerline of the County Road; thence South 89° 45' 43" West, 1000.15 feet to a 5/8 inch iron pin in the centerline of a drain ditch; thence along the drain ditch South 16° 34' 00" West 70.04 feet; thence continuing along said ditch, South 07° 18' 08" East 223.92 feet; thence continuing along said ditch, South 07° 13' 15" West 44.56 feet to a 5/8 inch iron pin on the South line of the N1/2 N1/2 SE1/4 SE1/4 of said Section 10; thence leaving said ditch North 89° 45' 19" East 996.96 feet to the Southeast corner of the N1/2 N1/2 SE1/4 SE1/4; thence North 00° 03' 04" East, along the East line of said Section 10, 333.32 feet to the point of beginning.

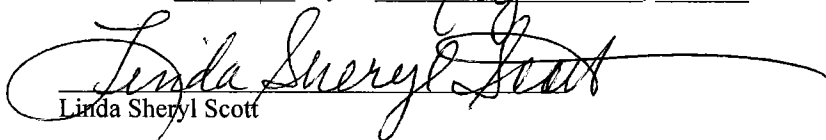
EXCEPTING THEREFROM the East 295 feet of the above described property.

The true and actual consideration for this conveyance is \$415,000.00.

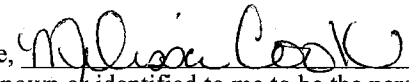
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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 12 day of May, 2022


Linda Sheryl Scott

State of Oregon } ss
County of Klamath }

On this 12 day of May, 2022, before me,  a Notary Public in and for said state, personally appeared Linda Sheryl Scott, 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 County
Commission Expires: 3/7/26

