



2022-006205

Klamath County, Oregon

05/16/2022 11:20:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Klamath Animal Clinic, Inc., 401K Profit Sharing fbo

Richard E. Long, Jr.

7505 Washburn Way

Klamath Falls, OR 97603

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

Klamath Animal Clinic, Inc., 401K Profit Sharing fbo

Richard E. Long, Jr.

7505 Washburn Way

Klamath Falls, OR 97603

File No. 536771AM

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### STATUTORY WARRANTY DEED

**Rhonda Kay Egan Taylor,**

Grantor(s), hereby convey and warrant to

**Klamath Animal Clinic, Inc., 401K Profit Sharing fbo Richard E. Long, Jr.,**

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:

**The following described real property is situated in the SW1/4 SW1/4 of Section 22, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at the Northwest corner of the SW1/4 SW1/4 of Section 22, Township 39 South, Range 9 East of the Willamette Meridian; thence South 88°56' East, along the North line of the SW1/4 SW1/4 to the Westerly right-of-way line of the U.S.B.R. Weed drain; thence Southerly and Westerly along the Westerly and Northerly right-of-way line of the Weed drain to its intersection with the West line of the SW1/4 SW1/4; thence North 0°04' East, along the West line of the SW1/4 SW1/4 to the point of beginning.**

**EXCEPTING THEREFROM any portion lying within the right-of-way of Washburn Way.**

The true and actual consideration for this conveyance is \$140,000.00.

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 May 2022

Rhonda Kay Egan Taylor  
Rhonda Kay Egan Taylor

State of CA } ss  
County of Sacramento

On this 13 day of May, 2022, before me, Deborah Planet a Notary Public in and for said state, personally appeared Rhonda Kay Egan Taylor, 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.

Deborah Planet  
Notary Public for the State of CA  
Residing at: Sacramento  
Commission Expires: 10/14/25

