



2022-007260

Klamath County, Oregon

06/10/2022 09:06:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Justine Carlson

2129 Gettle Street

Klamath Falls, OR 97603

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

Justine Carlson

2129 Gettle Street

Klamath Falls, OR 97603

File No. 544883AM

### STATUTORY WARRANTY DEED

**Daniel J. Wilson and Roberta L. Wilson, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Justine Carlson,**

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:

**That portion of the E1/2 of the W1/2 of the W1/2 of the SE1/4 of the NW1/4 of Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**


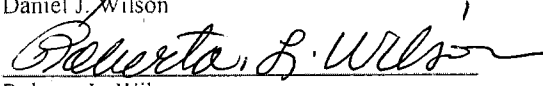
**Beginning at a point on the South line of the Southeast quarter of the Northwest quarter of said Section 2, which point is North 88° 57' East 330.02 feet from the Southwest corner of said Southeast quarter of the Northwest quarter; thence North 0° 35' West 663.80 feet along the East line of said East half of the West half of the West half of the Southeast quarter of the Northwest quarter of said Section to a point, which is the true point of beginning of this description; thence continuing Northerly along the East line of said East half of the West half of the West half of the Southeast quarter of the Northwest quarter of said Section a distance of 75 feet to a point; thence South 89° 25' West a distance of 135 feet to a point; thence Southerly 0° 35' East 75 feet to a point; thence North 89° 25' East 135 feet to the true point of beginning of this description.**

The true and actual consideration for this conveyance is \$226,000.00.

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:

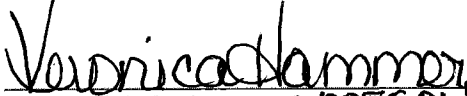
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 8<sup>th</sup> day of June, 2022

  
Daniel J. Wilson  
  
Roberta L. Wilson

State of OREGON } ss  
County of DOUGLAS }

On this 8<sup>th</sup> day of June, 2022, before me, VERONICA HAMMER, a Notary Public in and for said state, personally appeared Daniel J. Wilson and Roberta L. Wilson, 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: ROSEBURG  
Commission Expires: OCTOBER 13, 2025

