



THIS SPACE RESERVED FOR

2022-007821  
Klamath County, Oregon  
06/24/2022 01:44:01 PM  
Fee: \$87.00

After recording return to:

Airica Whitney Cornwell and Caleb Jon Lee

6507 Henley Road

Klamath Falls, OR 97603

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

Airica Whitney Cornwell and Caleb Jon Lee

6507 Henley Road

Klamath Falls, OR 97603

File No. 544356AM

### STATUTORY WARRANTY DEED

**Frederick P. Acklin and Mary L. Acklin, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Airica Whitney Cornwell and Caleb Jon Lee, with right 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 tract of land situated in the NE1/4 NW1/4 of Section 25, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:**

**Beginning at a point on the North line of Henley Road, said point being North 00 degrees 11' 20" East 30.00 feet and South 89 degrees 33' 00" West 200.00 feet from the Southeast corner of the NE1/4 NW1/4 of said Section 25; thence South 89 degrees 33' 00" West along the North line of Henley Road, a distance of 245.00 feet; thence North 01 degrees 55' 00" East a distance of 690.82 feet to the Southwesterly right of way line of the Burlington Northern Railroad; thence South 47 degrees 56' 22" East along said right of way line a distance of 301.05 feet to a 1/2" iron pipe; thence South 00° 11' 26" West a distance of 486.83 feet to the point of beginning.**

**EXCEPTING THEREFROM that portion conveyed to the United States of America by deed dated April 26, 1933, recorded June 7, 1933 in Book 101 at Page 138, Deed Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$385,000.00.

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 21st day of JUNE, 2022.

Frederick P. Acklin  
Frederick P. Acklin

Mary L. Acklin  
Mary L. Acklin

State of OR } ss  
County of Klamath

On this 21st day of June, 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Frederick P. Acklin and Mary L. Acklin, 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 Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co  
Commission Expires: 7-29-25

