



THIS SPACE RESERVED FOR

2022-008048
Klamath County, Oregon
06/30/2022 11:20:01 AM
Fee: \$92.00

After recording return to:

Dylan Dewight Sprague

16141 South Drive

La Pine, OR 97739

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

Dylan Dewight Sprague

16141 South Drive

La Pine, OR 97739

File No. 544993AM

STATUTORY WARRANTY DEED

Sara Plogsterd,

Grantor(s), hereby convey and warrant to

Dylan Dewight Sprague,

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:

See Attached Exhibit 'A'

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2409-031BB-02100

155977

The true and actual consideration for this conveyance is \$210,000.00.

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:

2022-2023 Real Property Taxes, a lien not yet due and payable

Return to:



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 27 day of June, 2022.

Sara Plogsterd
Sara Plogsterd

State of California } ss
County of Ventura }

On this 27 day of June, 2022, before me, B. Lovelace a Notary Public in and for said state, personally appeared Sara Plogsterd, 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.

B. Lovelace
Notary Public for the State of California
Residing at: Ventura County
Commission Expires: 6-16-2024

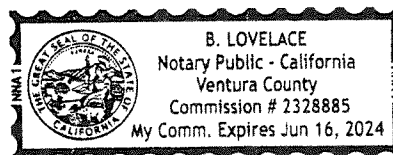


EXHIBIT 'A'

File No. 544993AM

PARCEL 1

A parcel of land situate in the NW ¼ NW ¼ of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at a point 877.6 feet East from the corner common to Sections 30 and 31 (being the Northwest corner of Section 31): thence 544 ½ feet in a Southwesterly direction and parallel to Highway No. 97 to a point of beginning; thence continuing in a Southwesterly direction and parallel to Highway No. 97, a distance of 20 feet; thence 200 feet in a Northwesterly direction and at right angles to Highway No. 97; thence 20 feet in a Northeasterly direction and parallel to Highway 97; thence 200 feet in a Southeasterly direction and at right angles to Highway No. 97 to the point of beginning

EXCEPTING THEREFROM the Easterly 20 feet thereof conveyed to the State of Oregon for highway purposes.

PARCEL 2

A parcel of land situate in the NW ¼ NW ¼ of Section 31, Township 24 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and being more particularly described as follows:

Beginning at the Northwest corner of Section 31 and running East 877.6 feet to an iron stake on the Westerly side of Highway 97; thence Southerly 564.5 feet along the Westerly line of said Highway to the Northeast corner of the property to be herein described, which Northeast corner is the place of beginning of this description; thence 100 feet Southerly along the Westerly line of said highway; thence 200 feet Westerly at right angles to said highway; thence 100 feet Northerly parallel to said highway; thence 200 feet Easterly in a direct line to the place of beginning

EXCEPTING THEREFROM the Easterly 20 feet thereof conveyed to the State of Oregon for highway purposes.

EXCEPT that portion of the above described real property heretofore conveyed by deed to the State of Oregon in which deed Realty Investment Company, Inc., and R. W. Wilson and Helene D. Wilson, husband and wife, are grantors and State of Oregon, by and through its State Highway Commission is the Grantee.

ALSO EXCEPTING those portions conveyed to the State of Oregon, by and through its State Highway Commission by Deed Volume 267, at page 637, and Deed Volume 268, at page 29, Deed Records of Klamath County, Oregon.