



2022-008232

Klamath County, Oregon

07/06/2022 10:05:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Judah A. Lockwood and Christine A. Lockwood

7575 Harpold Rd.

Klamath Falls, OR 97603

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

Judah A. Lockwood and Christine A. Lockwood

7575 Harpold Rd.

Klamath Falls, OR 97603

File No. 545437AM

STATUTORY WARRANTY DEED

Christopher J. Deese,

Grantor(s), hereby convey and warrant to

Judah A. Lockwood and Christine A. Lockwood, as Tenants by the Entirety,

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 portion of the W1/2 SE1/4 of Section 30, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 1/2" rebar on the North-South centerline of the SE1/4 of Section 30, from which the Section corner common to Sections 29, 30, 31 and 32 bears South 00° 15' 51" West 1500.00 feet and South 89° 56' 27" East 1320.46 feet; thence West 879.92 feet to a 1/2" rebar on the Easterly right of way line of Harpold County Road; thence North 00° 11' 00" East 330.00 feet along said right of way line to a 1/2" rebar; thence East 880.38 feet to a 1/2" rebar on the North-South centerline of the SE1/4 of Section 30; thence South 00° 15' 51" West 330.00 feet, along the North-South centerline of the SE1/4 of Section 30, to the point of beginning.

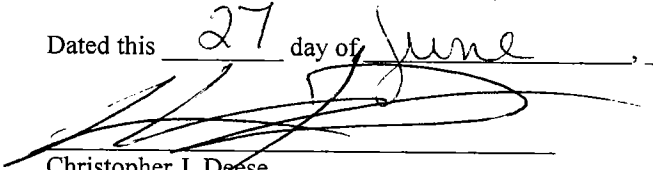
The true and actual consideration for this conveyance is \$500,000.00.

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

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


Christopher J. Deese

State of Oregon } ss
County of Klamath }

On this 27 day of June, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared Christopher J. Deese, 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.

Melissa Cook
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26

