



2022-008399

Klamath County, Oregon

07/11/2022 10:48:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Elen Verzosa

14750 Falvey Rd

Merrill, OR 97633

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

Elen Verzosa

14750 Falvey Rd

Merrill, OR 97633

File No. 539597AM

STATUTORY WARRANTY DEED

Iris A. Crossman-Sherby ,

Grantor(s), hereby convey and warrant to

Elen Verzosa,

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 parcel of land lying in the NW1/4 NE1/4 of Section 11, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at a point on the West right of way line of U.S.B.R. Drain #6 which point is 2092.1 feet West and 340 feet South from the Northeast corner of said Section 11; thence West 100 feet; thence North 310 feet to the South right of way line of County Road; thence West 40 feet on said right of way line to the Northeast corner of the tract of land described in Book 330 at page 395, Deed Records; thence South along the East line of said deeded tract to the mean high water line of Lost River; thence Southeasterly along said mean high water line to the West right of way line of said Drain #6; thence North along said Drain right of way line to the point of beginning.

EXCEPTING THEREFROM any portion lying within the boundary of U.S.R.S. Drain No. 6.

The true and actual consideration for this conveyance is \$272,000.00.

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 29 day of June, 2022

Iris Crossman-Sherby
Iris A. Crossman-Sherby

State of Oregon } ss
County of Klamath }

On this 29 day of June, 2022, before me, Melissa Cook a Notary Public in and for said state, personally appeared Iris A. Crossman-Sherby, 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.

MCOOK

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

