



THIS SPACE RESERVED FOR

2022-008520
Klamath County, Oregon
07/13/2022 11:08:01 AM
Fee: \$87.00

After recording return to:

Steven W. Callaway and Joanne E. Callaway

414 W. Elizabeth St

Roseburg, OR 97471

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

Steven W. Callaway and Joanne E. Callaway

1233 N Airport Road

Crescent, OR 97733

File No. 544366AM

STATUTORY WARRANTY DEED

Jeffrey Yeley,

Grantor(s), hereby convey and warrant to

Steven W. Callaway and Joanne E. Callaway, 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 parcel of land situated in River West, a duly platted and recorded subdivision in Klamath County, Oregon, being more particularly described as follows:

Beginning at a one-half inch iron pin marking the Northeast corner of Lot 2 Block 5 of said River West; thence South 27°11'00" East, 220.00 feet; thence South 62°59'00" West, 300.00 feet; thence North 27°11'00" West 220.00 feet to a one-half inch iron pin on the Southerly right of way line of North Airport Drive; thence North 62°49'00" East along said right of way line 300.00 feet to the point of beginning, being Lot 2 Block 5 River West.

Together with that portion of North Airport Drive, as vacated by Order No. 87-230 recorded May 29, 1987, M87-9207, and rerecorded July 1, 1987 M87-11558 which inures by law thereto.

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

2408-025D0-02200

149459

The true and actual consideration for this conveyance is \$479,000.00.

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

Jeffrey B. Yeley
Jeffrey Yeley

State of Oregon } ss
County of Deschutes }

On this 27 day of June, 2022, before me, Tiffany Hudson a Notary Public in and for said state, personally appeared ^{JH}~~Jeffrey~~ Jeffrey Yeley, 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.

Tiffany Hudson
Notary Public for the State of Oregon
Residing at: Oregon
Commission Expires: April 5, 2025

