

2022-008675

Klamath County, Oregon

07/15/2022 01:40:06 PM

Fee: \$92.00



After recording return to:  
Jared Thomas Leslie and Caitlin Ryan  
Leslie  
7418 Reeder Road  
Klamath Falls, OR 97603

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Jared Thomas Leslie and Caitlin Ryan  
Leslie  
7418 Reeder Road  
Klamath Falls, OR 97603

File No.: 7161-3957252 (SA)

Date: July 12, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Cassie D. Baker**, Grantor, conveys and warrants to **Jared Thomas Leslie and Caitlin Ryan Leslie, as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.
2. The **2022-2023** Taxes, a lien not yet payable.

The true consideration for this conveyance is **\$330,000.00**. (Here comply with requirements of ORS 93.030)

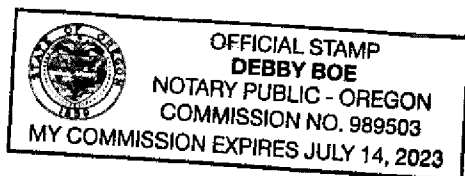
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 13<sup>th</sup> day of July, 2022.

Cassie D. Baker  
Cassie D. Baker

STATE OF Oregon )  
County of Clatsop ) ss.  
~~Klamath~~ )

This instrument was acknowledged before me on this 13<sup>th</sup> day of July, 2022  
by **Cassie D. Baker**.



[Signature]  
Notary Public for Oregon  
My commission expires: 7/14/23

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**PARCEL 1:**

**A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT 1396.34 FEET NORTH AND 903.42 FEET WEST OF THE SOUTHEAST CORNER OF SAID SECTION 19; THENCE SOUTH, 188.48 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN VOLUME 361 AT PAGE 485 OF THE DEED RECORDS OF KLAMATH COUNTY FOR THE TRUE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE WEST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL, 231.11 FEET; THENCE SOUTH, 193.94 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED AS THE EXCEPTION PARCEL IN DEED VOLUME M69 AT PAGE 6055; THENCE NORTH 87° 09' EAST, ALONG THE SOUTH BOUNDARY OF SAID PARCEL, 231.40 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED VOLUME M74 AT PAGE 15486; THENCE NORTH, ALONG THE WEST BOUNDARY OF SAID PARCEL 182.43 FEET TO THE TRUE POINT OF BEGINNING.**

**PARCEL 2:**

**A TRACT OF LAND SITUATED IN THE SOUTHEAST QUARTER OF SECTION 19, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT AN IRON PIPE WHICH IS 1396.34 FEET NORTH AND 903.42 FEET WEST OF THE SOUTHEAST CORNER OF SECTION 19, TOWNSHIP 39 SOUTH, RANGE 10 EAST OF THE WILLAMETTE MERIDIAN AND RUNNING THENCE WEST 231.11 FEET; THENCE SOUTH 188.48 FEET; THENCE EAST 231.11 FEET; THENCE NORTH 188.48 FEET TO THE POINT OF BEGINNING.**

**NOTE:** This legal description was created prior to January 1, 2008.