

**2022-009060****Klamath County, Oregon**

07/25/2022 11:26:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Laurence Harman and Peggy Harman

PO Box 968
Genoa NV 89411Until a change is requested all tax statements shall be
sent to the following address:

Laurence Harman and Peggy Harman

Same as aboveFile No. 551011AM

STATUTORY WARRANTY DEED**Eugene A. Wellman as to a 2/3 interest and Victoria A. Madden as to a 1/3 interest,**

Grantor(s), hereby convey and warrant to

Laurence Harman and Peggy Harman, 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 tract of land situate in Lot "A", Sunset Beach, Klamath County, Oregon and being more particularly
described as follows:****Beginning at a point on the West line of Lot "A", Sunset Beach, Klamath County, Oregon, from which the
Northwest corner of said Lot "A" bears North 12°10' West 25.64 feet distant; thence North 67°49' East
38.37 feet; thence South 30°26'30" East 128.5 feet; thence South 66°27'30" West 104.5 feet to the high water
line of upper Klamath Lake; thence along the high water line of Upper Klamath Lake, North 11°59' West
129.91 feet; thence North 67°49' East 24.59 feet, more or less to the point of beginning.**

The true and actual consideration for this conveyance is \$315,000.00.

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 20 day of JULY, 2022.

Eugene A. Wellman
Eugene A. Wellman

Victoria A. Madden
Victoria A. Madden

State of Oregon } ss
County of Klamath }

On this 20 day of July, 2022, before me, Emily Jean Coe a Notary Public in and for said state, personally appeared Eugene A. Wellman and Victoria A. Madden, 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.

Emily Coe
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: 9/27/2025

