



2022-009228

Klamath County, Oregon

07/28/2022 09:02:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Kurtis Pitzer and Kelly Pitzer

22111 Hwy 39

Merrill, OR 97633

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

Kurtis Pitzer and Kelly Pitzer

22111 Hwy 39

Merrill, OR 97633

File No. 552401AM

STATUTORY WARRANTY DEED

John L. Sowell,

Grantor(s), hereby convey and warrant to

Kurtis Pitzer and Kelly Pitzer, 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:

Situated in Klamath County, Oregon:

That portion of the SE1/4 lying south of the Railroad right of way and north of the Klamath Falls-Malin State Highway 39 right of way Section 1, Township 41 South, Range 10 East Willamette Meridian.

EXCEPTING THEREFROM the following described parcel: Beginning at the iron pin which marks the quarter section corner common to Sections 1 and 12, Township 41 South, Range 10 East of the Willamette Meridian; running thence North 0°29' West along the quarter line, which line is also the East boundary of Sunshine Tracts a distance of 974 feet to an iron pin; thence South 89°51' West a distance of 193.9 feet to a point; thence South 0°29' East parallel to the above mentioned quarter line a distance of 673.2 feet to a point on the South line of said Section 1 which line is also said South section line a distance of 193.9 feet, more or less, to the point of beginning.

ALSO EXCEPTING THEREFROM that portion lying east of the following line. Beginning at the intersection point of the U.S.B.R. No. 14 Drain center line with the northern right of way line of Klamath Falls-Malin State Highway 39, from which the corner common to Sections 1, 6, 7 and 12 bears South 30 feet and easterly 1286.51 feet more or less; thence northerly on said drain center line and its extension north, 982.99 feet more or less to the southern right of way of the Union Pacific (Burlington Northern) Railroad.

This description is pursuant to Klamath County Lot Line Adjustment #4-11.

The true and actual consideration for this conveyance is \$350,000.00.

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

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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 25th day of July, 2022.


John L. Sowell

State of OR } ss
County of KLAMATH

On this 25th day of July, 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared John L. Sowell, 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.


Notary Public for the State of OR
Residing at: KLAMATH CO
Commission Expires: 7-29-25

