

**2022-009231****Klamath County, Oregon**

07/28/2022 09:06:01 AM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Paul J. Shaima and Anna Acampora-Shaima7850 Jacks WayKlamath Falls, OR 97603Until a change is requested all tax statements shall be
sent to the following address:Paul J. Shaima and Anna Acampora-Shaima7850 Jacks WayKlamath Falls, OR 97603File No. 549554AM

STATUTORY WARRANTY DEED**David M. Mauser and Faye L. Weekley, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

Paul J. Shaima and Anna Acampora-Shaima, 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 the NW1/4 of Section 18, Township 39 South, Range 10 East of the Willamette
Meridian, Klamath County, Oregon, more particularly described as follows:****Beginning at the Northwest corner of said Section 18; thence South 0° 01' 10" West along the West line of
said Section 18, a distance of 2132.47 feet; thence South 89° 51' 42" East a distance of 2034.90 feet; thence
North 0° 00' 23" East a distance of 496.10 feet to the TRUE POINT OF BEGINNING of this description;
thence North 89° 59' 04" West a distance of 507.6 feet, more or less, to the Easterly line of a 60 foot
roadway; thence along said Easterly line, and along the arc of a 400 foot radius curve to the right, having a
central angle of 20° 00' 00" a distance of 139.63 feet; thence South 89° 55' 23" East a distance of 576.41 feet
to a point which bears South 0° 00' 23" West from the point of beginning; thence North 0° 00' 23" East a
distance of 123.0 feet, more or less to the true point of beginning.**

The true and actual consideration for this conveyance is \$535,000.00.

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 26 day of July, 2022.

David M. Mauser
David M. Mauser

Faye L. Weekley
Faye L. Weekley

State of Oregon } ss
County of Klamath }

On this 26 day of July, 2022, before me, Jenny Brazil a Notary Public in and for said state, personally appeared David M. Mauser and Faye L. Weekley, 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.

Jenny Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 10/23/2022

