



2022-009536

Klamath County, Oregon

08/04/2022 01:38:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Michael C. Wagner

1628 Madison Street

Klamath Falls, OR 97603

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

Michael C. Wagner

1628 Madison Street

Klamath Falls, OR 97603

File No. 551621AM

### STATUTORY WARRANTY DEED

**Rex E. White and Sandra J. White, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Michael C. Wagner,**

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 portion of Tract 68, FAIR ACRES, in the County of Klamath, State of Oregon, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point on the South line of said Tract 68, which point is West 105.25 feet and thence North 0°11' East 30 feet from the corner common to Sections 35 and 36, Township 38 South, Range 9 East of the Willamette Meridian, and Sections 1 and 2, Township 39 South, Range 9 East of the Willamette Meridian; thence North 0°11' East parallel to the East line of said Section 35, a distance of 125 feet to the true point of beginning of this description; thence continuing North 0°11' East a distance of 138.2 feet; thence West 75.25 feet; thence South 0°11' West 138.2 feet; thence East 75.25 feet, more or less, to the point of beginning.**

The true and actual consideration for this conveyance is \$225,000.00.

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 3 day of August 2022.

Rex E. White  
Rex E. White

Sandra J. White  
Sandra J. White

State of Oregon } ss  
County of Klamath }

On this 3 day of August, 2022, before me, Lynda Marie West, a Notary Public in and for said state, personally appeared Rex E. White and Sandra J. White, 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.

Lynda Marie West  
Notary Public for the State of Oregon  
Residing at Klamath County  
Commission Expires: 1-28-25

