



THIS SPACE RESERVED FOR

2022-010570
Klamath County, Oregon
08/30/2022 01:24:01 PM
Fee: \$87.00

After recording return to:

Gabriel J. Ferry and Jennifer L. Ferry

3500 NW Blacktail Dr.

McMinnville, OR 97128

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

Gabriel J. Ferry and Jennifer L. Ferry

3500 NW Blacktail Dr.

McMinnville, OR 97128

File No. 556699AM

STATUTORY WARRANTY DEED

James L. Rust and Mata Ann Rust, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Gabriel J. Ferry and Jennifer L. Ferry, 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:

Government Lot 1 and the Southeast Quarter of the Northeast Quarter of Section 2, Township 33 South, Range 13 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$52,444.00.

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 25th day of August, 2022

James L. Rust
James L. Rust

Mata Ann Rust
Mata Ann Rust

State of OR } ss
County of KLAMATH }

On this 25th day of August, 2022, before me, Deborah Anne Sinnock, a Notary Public in and for said state, personally appeared James L. Rust and Mata Ann Rust, 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.

Deborah Anne Sinnock
Notary Public for the State of OR
Residing at: Klamath Co.
Commission Expires: 7-29-25

