



2022-010651

Klamath County, Oregon

08/31/2022 02:21:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Jessica Donn Conrad and Michael Gary Atchley

7979 Tingley Lane

Klamath Falls, OR 97603

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

Jessica Donn Conrad and Michael Gary Atchley

7979 Tingley Lane

Klamath Falls, OR 97603

File No. 556610AM

STATUTORY WARRANTY DEED

**William C. Gourley and Stephanie L. Gourley,
as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Jessica Donn Conrad and Michael Gary Atchley, with right of survivorship,

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 in the NW1/4 NW1/4 of Section 28, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, being more particularly described as follows:

Beginning at a point on the West line of said Section 28, said point being in Tingley Lane and located South 00 ° 01' 40" West 459.50 feet from the Northwest corner of said Section 28; thence South 85 ° 38' 55" East along the center line of an existing lane and its extension, 842.57 feet; thence South 00 ° 01' 40" West 306.41 feet; thence North 89 ° 58' 20" West 840.17 feet to the West line of said Section 28; thence North 00 ° 01' 40" East 369.94 feet to the point of beginning.

EXCEPTING THEREFROM that portion lying within the boundaries of Tingley Lane.

The true and actual consideration for this conveyance is \$459,000.00.

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 30 day of August, 2022

William C. Gourley
William C. Gourley

Stephanie L. Gourley
Stephanie L. Gourley

State of Oregon } ss
County of Klamath }

On this 30 day of August, 2022, before me, Emily Coe a
Notary Public in and for said state, personally appeared William C. Gourley and Stephanie L. Gourley, 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: 300 Klamath Falls, OR 97601

Commission Expires: 9/27/2025

