



2022-010762  
Klamath County, Oregon  
09/02/2022 02:21:01 PM  
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Michael Bagley and Melissa Fowler

1533 Park Dr

Lebanon, OR 97355

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

Michael Bagley and Melissa Fowler

1533 Park Dr

Lebanon, OR 97355

File No. 548212AM

### STATUTORY WARRANTY DEED

**Robert Troy Flodeen,**

Grantor(s), hereby convey and warrant to

**Michael Bagley and Melissa Fowler, not as Tenants in Common, but with rights 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:

**All of that portion of the S1/2 SE1/4 SW1/4 NW1/4 of Section 16, Township 28 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, that is located East of the Old Oregon Truck Railway right of way conveyed by Deed recorded November 14, 1910, in Book 30 at page 377, Deed Records of Klamath County, Oregon.**

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

2808-01600-02800      87505  
2808-01600-02800

The true and actual consideration for this conveyance is \$142,000.00.

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*

Return To:



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 31 day of August, 2022.

*Robert Troy Flodeen*  
Robert Troy Flodeen

State of Oregon } ss  
County of Lincoln }

On this 31 day of August, 2022, before me, Brittany Walling a Notary Public in and for said state, personally appeared Robert Troy Flodeen, 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.

*Brittany Walling*  
Notary Public for the State of Oregon  
Residing at: Oregon  
Commission Expires: APR 12 2026

