



2022-011489
Klamath County, Oregon
09/22/2022 02:36:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Bret Alan Barrett

4737 Bisbee Street

Klamath Falls, OR 97603

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

Bret Alan Barrett

4737 Bisbee Street

Klamath Falls, OR 97603

File No. 562454AM

STATUTORY WARRANTY DEED

Thomas A. Podawiltz and Alene M. Robertson, with rights of survivorship,

Grantor(s), hereby convey and warrant to

Bret Alan Barrett,

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:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL
DESCRIPTION.**

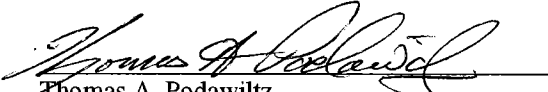
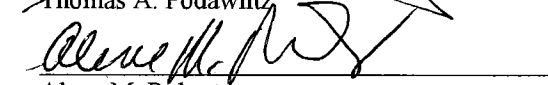
The true and actual consideration for this conveyance is \$215,000.00.

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

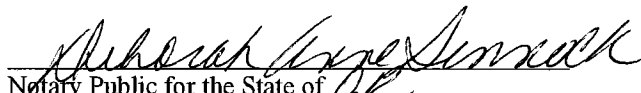
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 16th day of Sept., 2022.


Thomas A. Podawiltz

Alene M. Robertson

State of OR } ss
County of Klamath }

On this 16th day of Sept, 2022, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Thomas A. Podawiltz and Alene M. Robertson, 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.


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

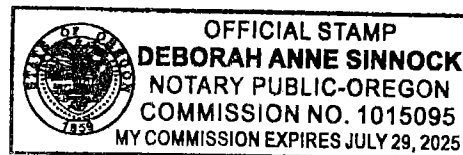


EXHIBIT "A"

562454AM

The following described real property in Klamath County, Oregon:

Parcel 1

Beginning at an iron pin on the East line of Bisbee Street which lies South 0° 25' East along the centerline of Bisbee Street, a distance of 570 feet; and South 88° 52' East a distance of 20 feet from the point on the North section line of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, where the centerline of Bisbee Street intersects the said Section line, and running thence South 59° 18' East a distance of 183.5 feet to an iron pin; thence North 77° 02' East a distance of 32 feet; thence South 0° 25' East 80 feet; thence South 88° 52' East 190 feet; thence South 0° 25' East a distance of 95.2 feet; thence South 63° 35' East a distance of 298 feet, more or less, to a point of the East line on the NW1/4 NE1/4 of Section 15; thence South 0° 12' East along the 40 line a distance of 81.8 feet to a point on the North right of way line of the U.S.R.S Irrigation Ditch, 20 feet Northerly at right angles from its centerline; thence Northerly following the North right of way line of said ditch and 20 feet at right angles from its centerline to an intersection with the East line of Bisbee Street; thence North along the East line of Bisbee Street to the point of beginning, being a portion of Lots 1 and 2 in Block 5 of Second Addition to Altamont Acres.

Reserving from the above described land a right of way easement for roadway purposes as described in the Warranty Deed recorded June 18, 1968 in Volume M68, page 5393, Deed records of Klamath County, Oregon.

Parcel 2

Beginning at an iron pin on the East line of Bisbee Street, which lies South 0° 25' East along the centerline of Bisbee Street a distance of 570 feet and South 88° 52' East a distance of 20 feet from the point on the North section line of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, where the centerline of Bisbee Street intersects the said Section line, and running thence South 88° 52' East a distance of 310 feet to a point which lies on the North right of way line of the U.S.R.S. Drain; thence Southwest along the North line of the U.S.R.S. Drain a distance of 233 feet to a point; thence North 59° 18' West a distance of 96 feet, more or less, to the point of beginning, said tract being a portion of Lot 1 in Block 5 of Second Addition to Altamont Acres.