



THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
Roseann M. Cleveland
19560 Sprague River Rd.
Chiloquin, OR 97624

Until a change is requested all tax statements shall be
sent to the following address:
Roseann M. Cleveland
19560 Sprague River Rd.
Chiloquin, OR 97624
File No. 559298AM

STATUTORY WARRANTY DEED

Jim E. Twamley who acquired title as Jim E. Tamley, as to Parcels 1 and 2

Jim E. Twamley and Darin A. Twamley, not as Tenants in Common but with the Right of Survivorship, as to Parcel 3,

Grantor(s), hereby convey and warrant to

Roseann M. Cleveland,

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:

PARCEL 1:

A parcel of land situated in Government Lot 14 in the SE 1/4 of the NW 1/4 of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies South along the Section line a distance of 1980 feet and East a distance of 2253 feet and South a distance of 360 feet from the iron pin which marks the Northwest corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, and running thence South 200 feet to a point; thence East 120 feet to a point; thence North 200 feet to a point; thence West 120 feet, more or less to the point of beginning.

PARCEL 2:

A parcel of land situated in Government Lot 14 in the SE1/4 of the NW1/4 of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point which lies South along the Section line a distance of 1980 feet, and East a distance of 2253 feet, and South a distance of 560 feet from the iron pin which marks the Northwest corner of Section 14, Township 36 South, Range 10, East of the Willamette Meridian, Klamath County, Oregon, and running thence; South 100 feet; thence East 120 feet; thence North 100 feet thence West 120 feet, more or less, to the point of beginning.

PARCEL 3:

Beginning at a point which lies South along the Section line a distance of 1,980 feet, and East a distance of 2,393 feet, and South a distance of 360 feet, from the iron pin which makes the Northwest corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and running thence; South 100 feet; thence East 120 feet; thence North 100 feet; thence West 120 feet, more or less to the point of beginning, said tract lying in Lot 14 in the SE1/4 NW1/4 of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, known as Tract No. 91; also, beginning at a point which lies South along the section line a distance of 1,980 feet, and East a distance of 2,393 feet, and South a distance of 460 feet, from the iron pin which marks the Northwest corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and running thence South 100 feet; thence East 120 feet; thence North 100 feet; thence West 120 feet, more or less to the point of beginning, said tract lying in Lot 14 in the SE1/4 NW1/4 of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, known as Tract No. 92; also, beginning at point which lies South along the section line a distance of 1,980 feet, and East a distance of 2,393 feet and South a distance of 560 feet, from the iron pin which marks the Northwest corner of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, and running thence South 100 feet; thence East 120 feet thence North 100 feet; thence West 120 feet, more or less to the point of beginning, said tract lying in Lot 14 in the SE1/4 NW1/4 of Section 14, Township 36 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, known as Tract No. 93.

The true and actual consideration for this conveyance is \$190,000.00.

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 28th day of September, 2022

Jim E Twamley
Jim E. Twamley

Darin A Twamley
Darin A. Twamley

State of Oregon } ss
County of Klamath }

On this 28th day of September, 2022, before me, Heidi C James a Notary Public in and for said state, personally appeared Jim E Twamley and Darin A Twamley, 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.

Heidi C James
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12/07/2024

