

After Recording Return To
First American Title

2022-012663
Klamath County, Oregon
10/25/2022 11:29:02 AM
Fee: \$92.00



After recording return to:
Tylan J. Martin and Bridget A. Martin
138140 Manzanita Street
Gilchrist, OR 97737

Until a change is requested all tax
statements shall be sent to the
following address:
Tylan J. Martin and Bridget A. Martin
138140 Manzanita Street
Gilchrist, OR 97737

File No.: 7061-4006131 (SJN)
Date: October 12, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Kirby W Edmunds and Marci L Edmunds, as tenants by the entirety, Grantor, conveys and warrants to **Tylan J. Martin and Bridget A. Martin as tenants by the entirety**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:

1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$225,000.00**. (Here comply with requirements of ORS 93.030)

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 24 day of October, 2022

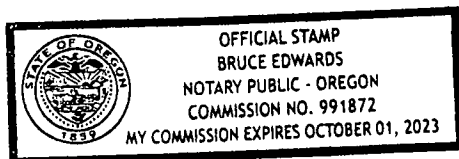
Kirby W. Edmunds
Kirby W. Edmunds

Marci L. Edmunds
Marc L. Edmunds

STATE OF Oregon)
County of Klamath) ss.
Multnomah)

This instrument was acknowledged before me on this 24 day of October, 2022
by **Kirby W. Edmunds and Marci L. Edmunds.**

Bruce Edwards



Notary Public for Oregon
My commission expires: Oct. 1, 2023

APN: 881544

Statutory Warranty Deed
- continued

File No.: 7061-4006131 (SJN)

EXHIBIT A

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

A PARCEL OF LAND SITUATED IN THE E1/2 OF THE E1/2 OF SECTION 19, TOWNSHIP 24 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN IN TRACT 1318-GILCHRIST TOWNSITE IN KLAMATH COUNTY, OREGON AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD MARKING THE SOUTHEAST CORNER OF LOT 4 TRACT 1318 - GILCHRIST TOWNSITE AS SHOWN ON THE ORIGINAL PLAT THEREOF, THENCE NORTH 75° 15' 28" WEST, 169.29 FEET TO 5/8 INCH IRON ROD; THENCE NORTH 14° 49' 53" EAST, 84.00 FEET TO A 5/8 INCH IRON ROD MARKING THE ADJUSTED NORTHWEST LOT CORNER OF LOT 4, OF SAID TRACT 1318 - GILCHRIST TOWNSITE, FROM WHICH A 5/8 INCH IRON ROD MARKING THE ORIGINAL NORTHWEST CORNER OF LOT 4, TRACT 1318 - GILCHRIST TOWNSITE AS SHOWN ON THE ORIGINAL PLAT THEREOF BEARS SOUTH 14° 49' 53" WEST, 20.00 FEET; THENCE SOUTH 75° 15' 28" EAST, 170.34 FEET TO A 5/8 INCH IRON ROD MARKING THE WESTERLY RIGHT-OF-WAY OF MANZANITA STREET FROM WHICH A 5/8 INCH IRON ROD MARKING THE ORIGINAL NORTHEAST CORNER OF LOT 4, TRACT 1318 - GILCHRIST TOWNSITE AS SHOWN ON THE ORIGINAL PLAT THEREOF BEARS SOUTH 15° 32' 50" WEST, 20.00 FEET; THENCE SOUTH 15° 32' 50" WEST, 84.01 FEET ALONG THE SAID WESTERLY RIGHT-OF-WAY OF MANZANITA STREET TO THE POINT OF BEGINNING.

NOTE: THIS LEGAL DESCRIPTION WAS CREATED PRIOR TO JANUARY 01, 2008.