

RECORDING REQUESTED BY:

Western

1777 SW Chandler Ave., Suite 100  
Bend, OR 97702

**AFTER RECORDING RETURN TO:**

**Order No.:** WT0245189-TM  
Russell John Sell and Brenda Eileen Sell  
35630 Oak View Dr.  
Brownsville, OR 97327

**SEND TAX STATEMENTS TO:**

Russell John Sell and Brenda Eileen Sell  
35630 Oak View Dr.  
Brownsville, OR 97327

APN: 79569  
Map: 31070280000500

**2022-012966**

**Klamath County, Oregon**

11/02/2022 08:39:02 AM

Fee: \$92.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

**STATUTORY WARRANTY DEED**

**Drew Doman**, Grantor, conveys and warrants to **Russell John Sell and Brenda Eileen Sell, as tenants by the entirety**, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

See Exhibit A attached hereto

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS TWO HUNDRED FIVE THOUSAND AND NO/100 DOLLARS (**\$205,000.00**). (See 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.**

# STATUTORY WARRANTY DEED

(continued)


IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: October 31, 2022

  
Drew Doman

State of Oregon  
County of Clackamas

This instrument was acknowledged before me on October 31, 2022 by Drew Doman.

  
Notary Public - State of Oregon

My Commission Expires: 6/29/2024



## LEGAL DESCRIPTION

**Order No.:** WT0245189

The W1/2 W1/2 NW1/4 of Section 28, Township 31 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM any portion lying within the right of way of State Highway No. 232.

ALSO EXCEPTING THEREFROM...

A parcel of land situated in the W1/2 W1/2 of the NW1/4 of Section 28, Township 31 South, Range 7 East of the Willamette Meridian more particularly described as follows:

Beginning at a 5/8" iron pin marking the NE corner of the W1/2 W1/2 NW1/4 of said Section 28, thence from said point of beginning South 00° 02' 47" West along the East line of the said W1/2 W1/2 NW1/4 1328.06 feet to a 5/8" iron pin, thence South 89° 50' 37" West 328.88 feet to a 5/8" iron pin, thence North 1328.06 feet to a 5/8" iron pin on the North line of the NW1/4, thence North 89° 50' 37" East along the North line of the said NW1/4 329.95 feet to the point of beginning.