



2022-013116

Klamath County, Oregon

11/07/2022 02:02:02 PM

Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Brett Atkinson and Carol Sims

525 Petunia DR

Vacaville, CA 95687

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

Brett Atkinson and Carol Sims

525 Petunia DR

Vacaville, CA 95687

File No. 566951AM

### STATUTORY WARRANTY DEED

**John Duran,**

Grantor(s), hereby convey and warrant to

**Brett Atkinson and Carol Sims, as Tenants by the Entirety,**

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:

**A tract of land situated in the N1/2 NE1/4 SW1/4 of Section 20, Township 40 South, Range 8 East of the Willamette Meridian in the County of Klamath, State of Oregon, being more particularly described as follows:**

**Beginning at a point on the North line of said N1/2 NE1/4 SW1/4 from which the Northeast corner thereof bears North 89°54'49" East 631.40 feet; thence South 89°54' 49" West on said North line, 717.40 feet to the Northwest corner of said N1/2 NE1/4 SW1/4; thence South 00°17' 06" East on the West line of said N1/2 NE1/4 SW1/4, 662.49 feet to the South line of said N1/2 NE1/4 SW1/4; thence North 89°57'06" East on said South line, 427.98 feet; thence North 00°13'53" West 331.38 feet; thence North 89°55'57" East 289.05 feet; thence North 00°16'27" West, 331.49 feet to the point of beginning.**

**TOGETHER WITH an easement for ingress, egress and utilities over the following described parcel of land:**

**A strip of land 60 feet in width situated in the SW1/4 of Section 20, Township 40 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon, said strip also being 30 feet wide on each side of the following described centerline:**

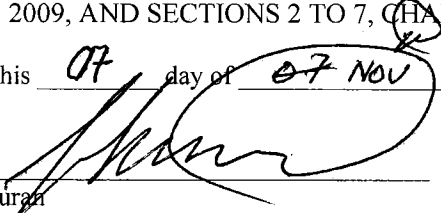
**Beginning at a point on the East line of said SW1/4 from which the Northeast corner of said SW1/4 bears North 00°18'51" West, 633.39 feet; thence South 89°57'06" West, 42.18 feet; thence on the arc of a 121.67 foot radius curve to the right, 191.06 feet; thence on the arc of a 180.00 foot radius curve to the left, 282.74 feet; thence South 89°55'57" West, 578.17 feet.**

The true and actual consideration for this conveyance is \$105,000.00.

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:

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.

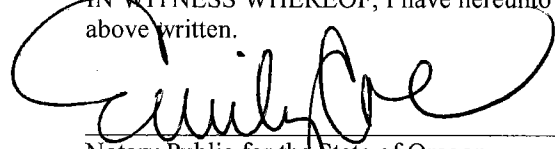
Dated this 07 day of 07 NOV, 2022

  
John Duran

State of Oregon } ss  
County of Klamath }

On this 7 day of November, 2022, before me, Emily Coe a Notary Public in and for said state, personally appeared John Duran, 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 Oregon  
Residing at: Klamath Falls OR  
Commission Expires: 9/27/2025

