



2022-013649
 Klamath County, Oregon
 11/23/2022 11:03:01 AM
 Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:
 Justin Osborne and Elena Osborne
 1656 Cove Point Road
 Klamath Falls, OR 97601

Until a change is requested all tax statements shall be sent to the following address:
 Justin Osborne and Elena Osborne
 1656 Cove Point Road
 Klamath Falls, OR 97601
 File No. 567778AM

STATUTORY WARRANTY DEED

**Mark T. Fay and Christine Fay,
 as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

Justin Osborne and Elena Osborne, 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 Government Lot 3, Section 1, and Government Lots 3 and 4, Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at an iron pin on the section line which lies West along the Section line a distance of 1153.1 feet from the iron pin which marks the quarter section corner common to Sections 1 and 12, Township 38 South, Range 8 East of the Willamette Meridian in Klamath County, Oregon; thence North 50° 40' West 210.2 feet to the true point of beginning; South 18° 30' West 67 feet; thence South 44° 00' West 208.1 feet; thence South 47° 06' East 261 feet; thence North 35° 41' East 124.5 feet; thence South 76° 09' East 16 feet; thence North 17° 45' East 33.8 feet; thence North 35° 41' East 97.4 feet; thence North 11° 25' East 56.47 feet; thence North 50° 57' West 234.76 feet; thence South 18° 30' West 30 feet to the point of beginning.

The true and actual consideration for this conveyance is \$750,000.00.
 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:

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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 23 day of November, 2022

Mark T. Fay
Mark T. Fay
Christine Fay
Christine Fay

State of Oregon } ss
County of Klamath }

On this 23 day of November, 2022, before me,
Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Mark T. Fay and Christine Fay, 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.

Lisa Legget-Weatherby
Notary Public for the State of Oregon
Residing at: Klamath County, Oregon
Commission Expires: 10/1/2023

