



2022-013824
Klamath County, Oregon
11/30/2022 09:32:01 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Rebecca Ann Quinowski and Joseph Todd Quinowski
12600 Springlake Rd
Klamath Falls, OR 97603

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

Rebecca Ann Quinowski and Joseph Todd Quinowski
12600 Springlake Rd
Klamath Falls, OR 97603

File No. 564736AM

STATUTORY WARRANTY DEED

Maria Egbert,

Grantor(s), hereby convey and warrant to

Rebecca Ann Quinowski and Joseph Todd Quinowski, 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 parcel of land situate in the SE1/4 SW/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Northwest corner of the E1/2 SW1/4 SE1/4 of said Section 15 as said corner is described in Deed Volume 272, page 340, Deed Records of Klamath County, Oregon; thence South 00° 24' 25" East, 80.0 feet as per said Deed Volume and page; thence North 88° 48' 35" West, 1475.0 feet to a 1 inch iron pipe which is 1.07 feet North of the Southerly right of way line of Johns Avenue; thence South 00° 21' 25" West, 31.08 feet to a 5/8 inch iron pin marking the True Point of Beginning; thence continuing South 00° 21' 25" West, 400.04 feet to a 5/8 inch iron pin; thence North 88° 51' 51" West 225.40 feet to a 5/8 inch iron pin; thence North 01° 08' 09" East, 400.00 feet to a 5/8 inch iron pin; thence South 88° 51' 51" East, 220.00 feet to the true point of beginning.

The true and actual consideration for this conveyance is \$258,000.00.

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 29 day of November, 2022

Maria M Egbert
Maria M. Egbert

State of Oregon } ss
County of Klamath }

On this 29 day of November, 2022, before me, Lisa Legget-Weatherby a Notary Public in and for said state, personally appeared Maria Egbert, 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
Commission Expires: 10/1/2023

