



After recording return to:  
Westin Martin and Mikayla Sartain  
6125 Wocus Road  
Klamath Falls, OR 97601

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Westin Martin and Mikayla Sartain  
6125 Wocus Road  
Klamath Falls, OR 97601

File No.: 7161-4014815 (JC)  
Date: November 14, 2022

THIS SPACE RESERVED FOR RECORDER'S USE

### **STATUTORY WARRANTY DEED**

**Earnest R. Williamson and La Mona E. Williamson, as tenants by the entirety**, Grantor, conveys and warrants to **Westin Martin and Mikayla Sartain, 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 **\$250,000.00**. (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 21 day of December, 2022.

Earnest R. Williamson  
Earnest R. Williamson

La Mona E. Williamson  
La Mona E. Williamson

STATE OF Oregon )  
 )ss.  
County of Klamath )

This instrument was acknowledged before me on this 21 day of December, 2022  
by **Earnest R. Williamson and La Mona E. Williamson.**



Notary Public for Oregon

My commission expires: 3/10/2023

**EXHIBIT A**

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

**THE NORTH 120 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND:**

**A PORTION OF LAND IN EAST HALF OF NORTHWEST QUARTER, SECTION 7, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:**

**BEGINNING AT A POINT ON THE EAST LINE OF SOUTHEAST QUARTER OF NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 38 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY, OREGON, WHICH LAYS SOUTH ALONG THE QUARTER LINE A DISTANCE OF 216.9 FEET FROM THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7 WHICH IS ALSO CENTER LINE COUNTY ROAD; THENCE NORTH 71° 30' WEST A DISTANCE OF 134.0 FEET ALONG CENTER LINE OF COUNTY ROAD; THENCE NORTH 56° 15' WEST A DISTANCE OF 90.0 FEET ALONG CENTER LINE OF COUNTY ROAD; THENCE NORTH 37° 30' WEST A DISTANCE OF 200.0 FEET ALONG CENTER LINE OF COUNTY ROAD TO CENTER LINE OLD HIGHWAY; THENCE NORTH 13° 30' WEST A DISTANCE OF 125.40 FEET ALONG CENTER LINE OF OLD HIGHWAY; THENCE EAST A DISTANCE OF 353.0 FEET TO EAST LINE OF NORTHWEST QUARTER OF SECTION 7; THENCE SOUTH ALONG SAID EAST LINE OF NORTHWEST QUARTER OF SECTION 7 A DISTANCE OF 373.33 FEET TO A POINT OF BEGINNING.**

**EXCEPTING THEREFROM ANY PORTION LYING WITHIN THE COUNTY ROAD ABOVE MENTIONED.**

**NOTE: This legal description was created prior to January 1, 2008.**