

2023-001000

Klamath County, Oregon

02/13/2023 03:37:01 PM

Fee: \$97.00



After recording return to:
Patrick Johnson
2650 Memorial Drive
Klamath Falls, OR 97601-5546

Until a change is requested all tax
statements shall be sent to the
following address:
Patrick Johnson
2650 Memorial Drive
Klamath Falls, OR 97601-5546

File No.: 7161-4029493 (SA)

Date: January 19, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Michael Thompson and Tamra Thompson, as tenants by the entirety, Grantor, conveys and warrants to **Patrick Johnson**, 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 **\$334,500.00**. (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 9 day of February, 2023.

Michael Thompson
Michael Thompson

Tamra Thompson
Tamra Thompson

STATE OF Oregon)
County of Klamath) ss.

This instrument was acknowledged before me on this 9 day of February, 2023 by **Michael Thompson and Tamra Thompson**.



Sarah Frances Amaya
Notary Public for Oregon
My commission expires: 1/2/2027

EXHIBIT A

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

Parcel 1:

Beginning at a point on the Southwesterly right of way line of Memorial Drive, formerly Cumberland Road, a county road in Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which point of beginning is South 0°38' East 585.07 feet North 89°22' East 545.45 feet and South 24°45' East 75 feet from the Northwest corner of WESTOVER TERRACES, a platted subdivision in Klamath County, Oregon; thence South 24°45' East along the Southwesterly right of way line of said Memorial Drive, formerly Cumberland Road, a distance of 25 feet; thence South 65°15' West 100 feet; thence North 24°45' West 25 feet; thence North 65°15' East 100 feet to the point of beginning; being a parcel of land in the vacated portion of said WESTOVER TERRACES, and lying in the NE1/4 of the NW 1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and which would have formerly been described as the Southeasterly 1/2 of Lot 10, Block 12, WESTOVER TERRACES.

Parcel 2:

Beginning at a point on the Southwesterly right of way line of Memorial Drive, formerly Cumberland Road, a county road in Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which point of beginning is South 0°38' East 585.07 feet North 89°22' East 545.45 feet and South 24°45' East 100 feet from the Northwest corner of WESTOVER TERRACES, a platted subdivision in Klamath County, Oregon; thence South 24°45' East along the Southwesterly right of way line of said Memorial Drive, formerly Cumberland Road, a distance of 120 feet; thence South 65°15' West 115 feet; thence North 24°45' West 120 feet thence North 65°15' East 115 feet to the point of beginning; being a parcel of land in the vacated portion of said WESTOVER TERRACES, and lying in the NE1/4 of the NW 1/4 of Section 8, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and which contains all of Lot 9 and portions of Lots 7, 8, 15 and 16 of Block 12, of the vacated portion of WESTOVER TERRACES, in the County of Klamath, State of Oregon.

Parcel 3:

A Parcel of land as described in the Bargain and Sale Deed recorded August 17, 2009 in Volume 2009-011009, Microfilm Records of Klamath County. Being a Parcel of land situated in the NE1/4 of the NW1/4 of Section 8, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the most Northwesterly corner of that property described in Deed Volume M92, page 12957, thence along the Southwesterly line of said Deed Volume, South 23°53'40" East, 25.00 feet; thence along the Northwesterly line of said Deed Volume, South 66°06'20" West 15.00 feet; thence parallel with Memorial Drive, North 23°53'40" West 25.00 feet; thence North 66°06'20" East 15.00 feet to the point of beginning.

APN: **539206**

Statutory Warranty Deed
- continued

File No.: **7161-4029493 (SA)**

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