

2023-001305

Klamath County, Oregon

02/24/2023 10:40:02 AM

Fee: \$92.00



After recording return to:
Robert Henry Krauss
3515 N Holly
Canby, OR 97013

Until a change is requested all tax
statements shall be sent to the
following address:
Robert Henry Krauss
3515 N Holly
Canby, OR 97013

File No.: 7161-4027001 (LT)
Date: January 10, 2023

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Margaret E. Dearing, Grantor, conveys and warrants to **Robert Henry Krauss**, 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 **\$975,000.00**. (Here comply with requirements of ORS 93.030)

APN: 307448

Statutory Warranty Deed
- continued

File No.: 7161-4027001 (LT)

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 February, 2023.

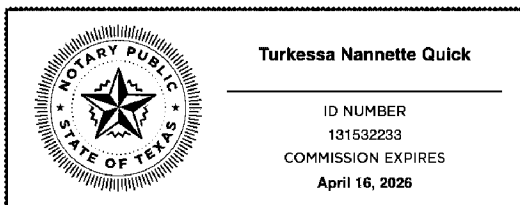
Margaret E. Dearing
Margaret E. Dearing

STATE OF Texas)
County of collin)ss.
)

This instrument was acknowledged before me on this 23rd day of February, 2023
by **Margaret E. Dearing**.

Turkessa Nannette Quick

Notary Public, State of Texas



Notary Public for Texas
My commission expires: 04/16/2026

Notarized online using audio-video communication

EXHIBIT A

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

SW 1/4 NW 1/4 SECTION 2 TOWNSHIP 36 SOUTH, RANGE 6 E.W.M.

ALSO, A PIECE OR PARCEL OF LAND SITUATE IN THE NW 1/4 NW 1/4 OF SECTION 2 TOWNSHIP. 36 S., R. 6 E.W.M., ON THE WESTERLY BANK OF RECREATION CREEK IN KLAMATH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE WEST BOUNDARY OF SECTION 2 T. 36 S., R. 6 E.W.M. FROM WHICH THE MONUMENT MARKING THE NORTHWEST CORNER OF SAID SECTION 2 BEARS NORTH 0°17' WEST: 1342.04 FEET DISTANT; THENCE EAST 180 FEET, MORE OR LESS, TO THE WESTERLY BANK OF RECREATION CREEK; THENCE NORTHEASTERLY ALONG THE WESTERLY BANK OF RECREATION CREEK 42 FEET, MORE OR LESS, TO A POINT; THENCE NORTH 45° WEST 77 FEET, MORE OR LESS, TO A POINT; THENCE WEST 165 FEET, MORE OR LESS, TO A POINT ON THE WEST BOUNDARY OF SECTION 2 T. 36 S., R. 6 E.W.M.; THENCE SOUTH 0°17' EAST I ALONG THE WEST BOUNDARY OF SAID SECTION 2, 76,96 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, CONTAINING 0.34 ACRE, MORE OR LESS.

NOTE: This Legal Description was created prior to January 01, 2008.