



2023-001405
Klamath County, Oregon
03/01/2023 09:52:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

George H. Severson and Teresa A. Severson

1611 Kimberly DR

Klamath Falls, OR 97603

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

George H. Severson and Teresa A. Severson

1611 Kimberly DR

Klamath Falls, OR 97603

File No. 578051AM

STATUTORY WARRANTY DEED

Charles Robert Mourer,

Grantor(s), hereby convey and warrant to

George H. Severson and Teresa A. Severson, 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 in the NE1/4 SW1/4 of Section 10, Township 39 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the East line of said NE1/4 SW1/4 which bears South 0° 15' 09" East a distance of 194.0 feet from the Northeast corner of said NE1/4 SW1/4; thence North 89° 57' 55" West a distance of 117.54 feet to a point; thence South 0° 15' 09" East a distance of 20.5 feet to a ½ inch iron pin; thence North 89° 57' 55" West a distance of 96.96 feet to a ½ inch iron pin; thence North 0° 15' 09" West a distance of 174.5 feet to a ½ inch iron pin; thence South 89° 57' 55" East a distance of 96.96 feet to a point; thence South 0° 15' 09" East a distance of 77.0 feet to a point; thence South 89° 57' 55" East a distance of 117.54 feet, more or less, to a point on the East line of said NE1/4 SW1/4 thence South 0° 15' 09" East along said East line a distance of 77.0 feet to the point of beginning.

The true and actual consideration for this conveyance is \$57,500.00.

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 15 day of February, 2023

Charles Robert Mourer

Charles Robert Mourer

State of Oregon } ss
County of Klamath }

On this 15 day of February, 2023, before me, Emily Coe a Notary Public in and for said state, personally appeared Charles Robert Mourer, 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.

Emily Coe

Notary Public for the State of Oregon

Residing at: Klamath Falls OR

Commission Expires: 9/27/2025

