



2023-001420

Klamath County, Oregon

03/01/2023 02:16:02 PM

Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Cassandra L. Drake and Zion Joshua Drake

5215 S Etna Street

Klamath Falls, OR 97603

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

Cassandra L. Drake and Zion Joshua Drake

5215 S Etna Street

Klamath Falls, OR 97603

File No. 576887AM

STATUTORY WARRANTY DEED

Veronica A. Meyer,

Grantor(s), hereby convey and warrant to

Cassandra L. Drake and Zion Joshua Drake, 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:

Please see Attached Exhibit "A"

The true and actual consideration for this conveyance is \$290,000.00.

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:

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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 February, 2023

Veronica A. Meyer
Veronica A. Meyer

State of Idaho } ss
County of Canyon }

On this 21 day of February, 2023, before me, SHELLECE GRUBER a Notary Public in and for said state, personally appeared Veronica A. Meyer, 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.

SHELLECE GRUBER
Notary Public for the State of Idaho
Residing at: Canyon County
Commission Expires: 4.27.2026

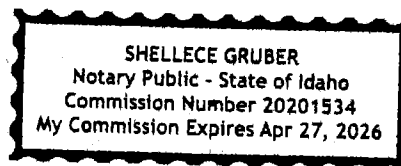


EXHIBIT "A"

PARCEL 1:

A tract of land in the SW1/4 of the NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southeast corner of Lot 16 of SUMMERS HEIGHTS, platted subdivision in Klamath County, Oregon; thence South along the East line of SUMMERS HEIGHTS a distance of 30 feet to the South line of the SW1/4 of the NW1/4 of said Section 14; thence Easterly 50 feet along said line to an iron pin; thence North 12° 00' East a distance of 470.25 feet to an iron pin, which is also the intersection of the Southwesterly line of South Etna Street; thence South 37° 18' East along said line a distance of 82.36 feet to an iron pipe, which is also the TRUE POINT OF BEGINNING of this description; which is also a point of tangent of aforementioned street right of way; thence South 29° 42' East a distance of 110.00 feet to an iron pin; thence North 49° 30' East a distance of 137.74 feet to an iron pin on the Westerly boundary line of the U.S.R. S. lateral A-3-D; thence Northwesterly along the Westerly line of said A-3-D lateral a distance of 127.52 feet to an iron pipe; thence South 49° 30' West a distance of 184.70 feet to the true point of beginning.

EXCEPTING THEREFROM that portion thereof conveyed to Klamath County, Oregon, a governmental subdivision of the State of Oregon, for road purposes by deed recorded November 21, 1972 in Volume M72, page 13504, Microfilm Records of Klamath County, Oregon.

PARCEL 2:

A tract of land in the SW1/4 of the NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at the Southeast corner of Lot 16 of SUMMERS HEIGHTS, a platted subdivision in Klamath County, Oregon; thence South along the East line of said SUMMERS HEIGHTS a distance of 30 feet to the South line of the SW1/4 of the NW1/4 of said Section 14; thence Easterly 50 feet along said line to an iron pin; thence North 12° 00' East a distance of 470.25 feet to an iron pin, which is also the intersection of the Southwesterly line of South Etna Street; thence South 37° 18' East along said line a distance of 82.36 feet to an iron pipe, which is also a point of tangent of aforementioned street right of way; thence South 29° 42' East a distance of 110.0 feet to an iron pin; and the TRUE POINT OF BEGINNING also being the Southwest corner of M71, page 3689; thence South 29° 42' East a distance of 20 feet; thence North 49° 30' East parallel to the South line of Volume M71, page 3689 a distance of 137.74 feet to an iron pin on the Westerly border of the U.S.R.S. lateral A-3-D; thence Northwest along said Westerly line a distance of 20 feet, more or less, to the Southeast corner of Volume M71, page 3689; thence South 49° 30' West along said M71, page 3689 to the true point of beginning.