



THIS SPACE RESERVED FOR

2023-001776

Klamath County, Oregon

03/15/2023 10:30:01 AM

Fee: \$87.00

After recording return to:

Barrie Raymond Clumpner

9889 Harpold Rd.

Klamath Falls, OR 97603

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

Barrie Raymond Clumpner

9889 Harpold Rd.

Klamath Falls, OR 97603

File No. 568282AM

### STATUTORY WARRANTY DEED

**Wells Farms, Inc., an Oregon Corporation,**

Grantor(s), hereby convey and warrant to

**Barrie Raymond Clumpner,**

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 situate in Lots 12, 13 and the SE1/4 SE1/4 of Section 35, Township 39 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at a point on the South line of said Section 35 which bears North 89° 53' West a distance of 803.4 feet from the Southeast corner of said Section 35; thence continuing along said South line North 89° 53' West a distance of 2180.6 feet to the Southwest corner of tract described in Deed from Rockne Lane Fiegi to Ben F. Smith, Inc., dated October 25, 1974, recorded November 4, 1974 in Volume M74 Page 14245, microfilm records of Klamath County, Oregon, thence North 01° 07' East along the West line and West line extended of last mentioned tract a distance of 753.1 feet to the center of Lost River; thence Northeasterly along the centerline of Lost River a distance of 1125 feet, more or less, to the most Northerly point of tract described as Parcel 1 in deed from Millet Ranch to Ben F. Smith, Inc., dated June 27, 1972, recorded July 7, 1972 in Volume M72 Page 7365, microfilm records of Klamath County, Oregon; thence South 59° 19' East a distance of 953.0 feet to a point; thence South 33° 29' East a distance of 869.0 feet, more or less to the point of beginning. LESS portion contained in the right of way of South Poe Valley Road.**

The true and actual consideration for this conveyance is \$951,000.00.

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:

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 14 day of March, 2023

Wells Farms, Inc.

By: Clinton John Wells  
Clinton John Wells, President

State of OR } ss  
County of Klamath }

On this 14th day of Mar, 2023, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Clinton John Wells, President of Wells Farms, Inc., 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.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co  
Commission Expires: 7-29-25

