



2023-002086
Klamath County, Oregon
03/28/2023 09:22:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Haleigh Briggs and Thomas Briggs

51649 Huntington Rd., Unit 865

La Pine, OR 97739

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

Haleigh Briggs and Thomas Briggs

51649 Huntington Rd., Unit 865

La Pine, OR 97739

File No. 578531AM

STATUTORY WARRANTY DEED

Anthony P. Edwards and Charmaine L. Edwards, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Haleigh Briggs and Thomas Briggs, 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:

**The N1/2 NE1/4 of Section 21, Township 36 South, Range 13 East of the Willamette Meridian, in the County
of Klamath, State of Oregon, EXCEPTING THEREFROM the following described property:
Beginning at a point being the Southeast corner of the N1/2 NE1/4 of Section 21, Township 36 South, Range
13 East of the Willamette Meridian; thence West 290.4 feet to a point; thence North parallel with the
Easterly boundary of said NE1/4 a distance of 300 feet; thence East a distance of 290.4 feet to a point; thence
South along the section line between Sections 21 and 22 to the point of beginning.**

The true and actual consideration for this conveyance is \$765,000.00.

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 23 day of March 2023



Anthony P. Edwards


Charmaine L. Edwards

State of Oregon } ss
County of Klamath }

On this 23 day of March, 2023, before me, Heather Sciurba a Notary Public in and for said state, personally appeared Charmaine L. Edwards and Anthony P. Edwards, 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.


Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Nov 21, 2025

