

Fidelity National Title # 60222301040
583093AM

RECORDING REQUESTED BY:



Fidelity National Title
Company of Oregon

1220 20th St. SE, Ste 150
Salem, OR 97302

GRANTOR'S NAME:

Dylan Webb and Ashley M Anderson

GRANTEE'S NAME:

Terri L Medley and Edward D Medley, Sr. and Elaine A Salstrom
and Tony R Medley

AFTER RECORDING RETURN TO:

Order No.: 60222301040-JC

Terri L Medley and Edward D Medley, Sr. and Elaine A Salstrom
and Tony R Medley, not as tenants in common, but with the rights
of survivorship
1749 Crescent Cut Off Road
Crescent, OR 97733

SEND TAX STATEMENTS TO:

Terri L Medley and Edward D Medley, Sr.
1749 Crescent Cut Off Road
Crescent, OR 97733

1749 Crescent Cut Off Road, Crescent, OR 97733

2023-002529

Klamath County, Oregon

04/07/2023 02:11:02 PM

Fee: \$87.00

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Dylan Webb and Ashley M Anderson, Grantor, conveys and warrants to Edward D Medley, Sr. and Terri L. Medley and Tony R. Medley, and Elaine A Salstrom, Not as Tenants in Common but with the Rights of Survivorship, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

Parcel 2 of Land Partition 10-06 situated in the SE1/4 NW1/4 of Section 25 Township 24 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

Subject to:

Regulations, including levies, assessments, water and irrigation rights and easements for ditches and canals of Crescent Water Supply and Improvement District.
(No inquiry has been made)

Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber Fire Patrol

Access and Public Utility Easement as shown on the Partition Plat No. 10-06.

Articles of Incorporation for Crescent Water Supply and Improvement District, including the terms and provisions thereof.

Recorded: October 4, 2012

Instrument No.: 2010-012117

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS FOUR HUNDRED FIFTY-FIVE THOUSAND AND NO/100 DOLLARS (\$455,000.00). (See ORS 93.030).

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.

STATUTORY WARRANTY DEED
(continued)

IN WITNESS WHEREOF, the undersigned have executed this document on the date(s) set forth below.

Dated: 4/6/23

[Signature]
Dylan Webb

[Signature]
Ashley M. Anderson

State of Oregon
County of Klamath

This instrument was acknowledged before me on 4/6/2023 by Dylan Webb and Ashley M. Anderson.

[Signature]
Notary Public - State of Oregon

My Commission Expires: 9/27/2025

