



2023-002980
Klamath County, Oregon
04/20/2023 03:09:01 PM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Charles Walters and Renee Hansen and Robert Walters
5703 Harlan Dr
Klamath Falls, OR 97603

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

Charles Walters and Renee Hansen and Robert Walters
5703 Harlan Dr
Klamath Falls, OR 97603

File No. 581155AM

STATUTORY WARRANTY DEED

Forrest G. Glasgow and Brandie L. Glasgow, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Charles Walters and Renee Hansen and Robert Walters, with right of survivorship,

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:

That portion of Tracts 21 and 22 of HOMEDALE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows:

Beginning at the Southwest corner of Tract 22 of HOMEDALE, thence South 66 degrees East along the Northerly line of Harlan Drive, a distance of 83.18 feet; thence North parallel to the West line of said Tract 22 a distance of 99.00 feet to iron pin; thence East parallel to the North line of said Tract 22 a distance of 60.00 feet, more or less, to the East line of property conveyed to Joseph T. Meador, et ux, by deed recorded on page 290 of Volume 314, Deed Records of Klamath County, Oregon; thence North along said East line a distance of 145.67 feet to the Northeast corner of said parcel of land; thence West along the North line of Tract 21 a distance of 136.62 feet to the Northwest corner of said Tract 21; thence South along the West line of Tracts 21 and 22 to the place of beginning.

The true and actual consideration for this conveyance is \$295,000.00.

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 13 day of April, 2023

Forrest G. Glasgow

Forrest G. Glasgow

Brandie L. Glasgow

Brandie L. Glasgow

State of Oregon } ss
County of Klamath }

On this 13 day of April, 2023, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Forrest G. Glasgow and Brandie L. Glasgow, 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.

Twila Jean Pellegrino

Notary Public for the State of Oregon

Residing at: Klamath County, Oregon

Commission Expires: 10-27-2026

