



2023-005834
Klamath County, Oregon
07/14/2023 09:18:02 AM
Fee: \$87.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Christon Whittemore and Shelly Whittemore

2221 Madison St.

Klamath Falls, OR 97603

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

Christon Whittemore and Shelly Whittemore

2221 Madison St.

Klamath Falls, OR 97603

File No. 592958AM

STATUTORY WARRANTY DEED

Douglas P. Anderson and Catherine A. Anderson, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Christon Whittemore and Shelly Whittemore, 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:

That part of the SW1/4 NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, described as follows:

Beginning at an iron pin driven into the ground just inside of the fence corner at the Southwest corner of the NW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, which iron pin is 30 feet East of the center of the road which intersects the Dalles-California Highway at the said Southwest corner of the NW1/4 and which pin is also 30 feet North of the center of the said Dalles-California Highway; thence from said pin North along the Eastern line of said intersecting road, 215 feet to the True Point Of Beginning of this description; thence East at right angles to the said intersecting road a distance of 132 feet; thence North and parallel to said intersecting road 115 feet; thence West 132 feet to the Easterly line of said intersecting road; thence South 115 feet to the true point of beginning.

The true and actual consideration for this conveyance is \$250,000.00.

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:

2023-2024 Real Property Taxes, a lien not yet due and payable

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 11 day of July, 2023

Douglas P. Anderson
Douglas P. Anderson

Catherine A. Anderson
Catherine A. Anderson

State of Oregon } ss
County of Klamath }

On this 11 day of July, 2023, before me, Melissa Cook a Notary Public in and for said state, personally appeared Douglas P. Anderson and Catherine A. Anderson, 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.

MCook

Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/7/26

