



2023-008908
Klamath County, Oregon
10/16/2023 01:46:01 PM
Fee: \$92.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jeffrey S. Wearne

PO Box 89

Sprague River, OR 97639

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

Jeffrey S. Wearne

PO Box 89

Sprague River, OR 97639

File No. 578342AM

STATUTORY WARRANTY DEED

Lorinda Jane Willard, who acquired title as Lorinda Myers,

Grantor(s), hereby convey and warrant to

Jeffrey S. Wearne,

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:

See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$459,800.00.

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 16 day of October 2023

Lorinda Jane Willard
Lorinda Jane Willard

State of Oregon } ss
County of Klamath }

On this 16 day of October, 2023, before me Jenny Brazil, a Notary Public in and for said state, personally appeared Lorinda Jane Willard, 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.

Jenny Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 9/19/2026

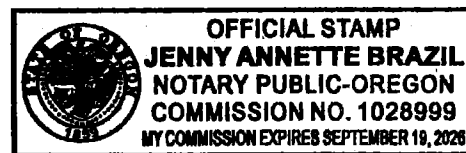


EXHIBIT 'A'

Unsurveyed Parcel 2 Land Partition 6-23 being a replat of Unsurveyed Parcel 1 and Parcel 3 of Land Partition 5-14 , situated in the NE1/4, NW1/4, SW1/4, and SE1/4 of Section 33, the NW1/4 and the SW1/4 of Section 34, Township 35 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, recorded July 5, 2023 in Instrument 2023-005509, Records of Klamath County, Oregon, being described as follows:

BEGINNING AT A POINT ON THE SECTION LINE COMMON TO SAID SECTIONS 33 AND 34, FROM WHICH THE SOUTH 1/4 CORNER OF SAID SECTION 34 BEARS S00°04'45"W 490.40 FEET, S63°29'31"E 2952.66 FEET AND S00°15'46"W 1999.02 FEET; THENCE S89°58'54"W 1325.57 FEET; THENCE S00°02'12"E 195.59 FEET; THENCE N89°38'46"W 479.99 FEET; THENCE S04°08'28"W 15.00 FEET; THENCE, ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS EQUALS 130.18 FEET, CENTRAL ANGLE EQUALS 82°33'27" AND LONG CHORD EQUALS S59°51'03"W 171.77 FEET) 187.58 FEET; THENCE S10°42'15"W 104.27 FEET; THENCE S00°18'18"W 112.18 FEET; THENCE S16°41'21"E 308.44 FEET; THENCE, ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS EQUALS 431.05 FEET, CENTRAL ANGLE EQUALS 52°51'39" AND LONG CHORD EQUALS S16°17'58"W 383.73 FEET) 397.68 FEET; THENCE S33°49'49"W 163.47 FEET; THENCE S35°58'35"W 117.00 FEET; THENCE S65°05'09"W 125.65 FEET; THENCE S07°21'29"E 251.30 FEET; THENCE S18°08'48"W 464.01 FEET; THENCE S86°59'05"W 148.35 FEET TO THE NORTHEASTERLY RIGHT OF WAY LINE OF SPRAGUE RIVER HIGHWAY; THENCE N54°52'27"W, ALONG THE SAID RIGHT OF WAY LINE, 510.57 FEET; THENCE, LEAVING SAID RIGHT OF WAY LINE, S20°05'41"W 353.89 FEET TO A POINT ON THE EAST-WEST CENTERLINE OF THE SOUTH 1/2 OF SAID SECTION 33; THENCE S89°48'47"E 1863.88 FEET TO THE SE 1/16 CORNER OF SAID SECTION 33; THENCE N69°24'38"E 1210.00 FEET; THENCE S53°26'35"E 1557.30 FEET; THENCE S20°57'17"E 889.29 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 34; THENCE S89°49'16"E 1255.18 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION 34; THENCE N00°15'46"E 1999.02 FEET TO THE C-N-S 1/64 CORNER OF SAID SECTION 34; THENCE N63°29'31"W 2952.66 FEET TO THE S-N 1/64 CORNER COMMON TO SAID SECTIONS 33 AND 34; THENCE N00°04'45"E 490.40 FEET TO THE POINT OF BEGINNING, WITH BEARINGS BASED ON "LAND PARTITION 6-23" ON FILE AT THE OFFICE OF THE KLAMATH COUNTY CLERK.