

Amerititle 674620AM

RECORDING REQUESTED BY:



800 Willamette Street, Ste 500
Eugene, OR 97401

GRANTOR'S NAME:

James Lee Chapman

GRANTEE'S NAME:

Adam C Glass and Natalie Tajipour-Glass

AFTER RECORDING RETURN TO:

Order No.: 60222501347-CM

Adam C Glass and Natalie Tajipour-Glass, as
tenants by the entirety
30727 Koinonia Rd
Eugene, OR 97405

SEND TAX STATEMENTS TO:

Adam C Glass and Natalie Tajipour-Glass
30727 Koinonia Rd
Eugene, OR 97405

APN/Parcel ID(s): 160596
160809

Tax/Map ID(s): 2508-01900-00900
2508-01900-00800

Vacant Land Tax Lot 2508-01900-00900,
Crescent Lake, Crescent Lake, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

James Lee Chapman, Grantor, conveys and warrants to Adam C Glass and Natalie Tajipour-Glass, as tenants by the entirety, 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:

That portion of the W1/2 NW1/4 NE1/4 NW1/4 and the NE1/4 NW1/4 NW1/4 lying North of Highway Number 58, Section 19, Township 25 South, Range 8 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

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

Subject to:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

2025-004526

Klamath County, Oregon

06/13/2025 08:56:01 AM

Fee: \$92.00

STATUTORY WARRANTY DEED
(continued)

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.

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

Dated: 6-11-2025

James Lee Chapman

State of Oregon

County of Lane

This instrument was acknowledged before me on June 11, 2025 by James Lee Chapman.

Carrie Janelle Mizejewski
Notary Public - State of Oregon

My Commission Expires: 01/06/2029

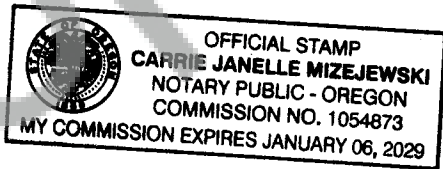


EXHIBIT "A"
Exceptions

Subject to:

1. 6. Special Assessment disclosed by the Klamath tax rolls:
For: Fire Patrol Surcharge
7. Special Assessment disclosed by the Klamath tax rolls:
For: Walker Range Timber
8. Right, title and interest of the public in and to those portions of the Land lying within roads, streets or highways.
9. Limited access provisions contained in Deed from Ivory Pine Co., a California Corporation to State of Oregon, by and through its State Highway Commission, which provided that no right or easement of right of access to, from or across the State Highway other than expressly therein provided for shall attach to the abutting property,
Recorded: January 5, 1956
Volume: 280, page 267
10. The provisions contained in Deed,
Recorded: May 21, 1982,
Instrument No.: M82, page 06365.

Unofficial
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