

NOT 83244-KR

THIS SPACE R

2009-011108
Klamath County, Oregon



08/18/2009 03:17:26 PM

Fee: \$21.00

After recording return to:

Roger G. Taylor

24265 Suty Road

Malin, OR 97632

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

Roger G. Taylor

24265 Suty Road

Malin, OR 97632

Escrow No. MT83244-KR

Title No. 0083244

SWD

STATUTORY WARRANTY DEED

HLL, LLC, an Oregon limited liability company, Grantor(s) hereby convey and warrant to **Roger G. Taylor**, 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:

LEGAL DESCRIPTION

A tract of land situated in Section 15, Township 41 South, Range 11 East of the Willamette Meridian, Klamath County, Oregon, Oregon, being more particularly described as follows:

Beginning at a point 50.00 feet North of the Southeast corner of Government Lot 20; thence on the line common to Government Lot 20 and Government Lot 21 North 00°01'03" East 154.63 feet to the South line of West half of Government Lot 14; thence along said South line South 89°58'25" East 44.00 feet to the North-South centerline of Lot 14; thence along said centerline North 00°01'55" East 174.73 feet; thence North 89°08'12" West 132.00 feet; thence South 00°01'31" West 330.00 feet to the North line of a 20-foot wide irrigation ditch right-of-way; thence along said right-of-way South 89°08'12" East 88.00 feet to the point of beginning; ALSO INCLUDING the west 30.00 feet of Government Lot 21 of said Section 15

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:

2009-2010 Real Property Taxes a lien not yet due and payable.

The true and actual consideration for this conveyance is **\$40,000.00**.

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. 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.

Dated this 14th day of August, 2009.

HLL, LLC, an Oregon limited liability company

BY Leonard Hitchcock, member
Leonard Hitchcock, Member

BY Lloyd Hitchcock, member
Lloyd Hitchcock, Member

State of Oregon

County of KLAMATH

This instrument was acknowledged before me on August 14, 2009 by Leonard Hitchcock and Lloyd Hitchcock, as members HLL, LLC, an Oregon limited liability company.



Kristi L. Redd
(Notary Public for Oregon)

My commission expires 11/16/2011

21AmT