

2010-005298

Klamath County, Oregon



00083581201000052980030030

THIS S

05/05/2010 12:56:10 PM

Fee: \$47.00



After recording return to:  
Amanda Hascall  
2080 Etna  
Klamath Falls, OR 97601

Until a change is requested all tax statements  
shall be sent to the following address:  
Amanda Hascall  
2080 Etna  
Klamath Falls, OR 97601

File No.: 7021-1550665 (TM)  
Date: March 25, 2010

1<sup>st</sup> 1550665

### STATUTORY WARRANTY DEED

**Sandra L. Garver and Marvel E. Huskinson not as tenants in common, but with right of survivorship**, Grantor, conveys and warrants to **Amanda Hascall**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

**Subject to:**


1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

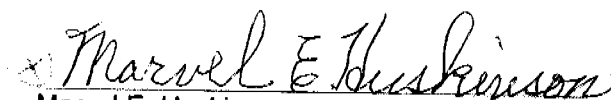
The true consideration for this conveyance is **\$135,000.00**. (Here comply with requirements of ORS 93.030)

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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, OF CHAPTER 424, OREGON LAWS 2009. 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, OF CHAPTER 424, OREGON LAWS 2007, AND SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009.

Dated this 30<sup>th</sup> day of April, 2010.

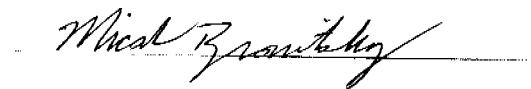
  
Sandra L. Garver

  
Marvel E. Huskinson

STATE OF Oregon )  
County of ~~Klamath~~ Clackamas )ss.

This instrument was acknowledged before me on this 30<sup>th</sup> day of April, 2010  
by **Sandra L. Garver and Marvel E. Huskinson.**



  
Notary Public for Oregon  
My commission expires: 8/23/11

APN: R516506

Statutory Warranty Deed  
- continued

File No.: 7021-1550665 (TM)  
Date: 03/25/2010

**EXHIBIT A**

**LEGAL DESCRIPTION:** Real property in the County of Klamath, State of Oregon, described as follows:

**LOT 1, BLOCK 3, PLEASANT VIEW TRACTS, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE IN THE OFFICE OF THE COUNTY CLERK OF KLAMATH COUNTY, OREGON.**

**SAVING AND EXCEPTING THEREFROM THE FOLLOWING:**

**BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE SOUTH ALONG EAST LINE OF SAID LOT, 85 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF SAID LOT, A DISTANCE OF 150 FEET, MORE OR LESS, TO THE WEST LINE OF SAID LOT, THENCE NORTH ALONG SAID WEST LINE, 85 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE EAST ALONG NORTH LINE OF SAID LOT, 150 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.**