

2010-011768
Klamath County, Oregon



10/05/2010 01:31:45 PM

Fee: \$47.00

AFTER RECORDING RETURN TO:
Peter L. Osborne
Schwabe, Williamson & Wyatt
1211 SW Fifth Avenue, Suites 1500-2000
Portland, Oregon 97204-3795

UNTIL A CHANGE IS REQUESTED, ALL
TAX STATEMENTS SHALL BE SENT TO:

John C. Hatfield
1007 Loma Linda Dr.
Klamath Falls, OR 97601

STATUTORY WARRANTY DEED

JOHN C. HATFIELD, TRUSTEE OF THE MADELINE HATFIELD REVOCABLE LIVING TRUT U/A/D November 5, 1991 as Amended, Grantor, conveys and warrants to JOHN C. HATFIELD, Grantee, all its right, title and interest to the following described real property situated in Klamath County, State of Oregon free of encumbrances except as specifically set forth herein:

Legal Description: See attached Exhibit "A"

Parcel Number: R307117

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed.

The true consideration for this conveyance is \$-0-, inheritance.

This conveyance is made by Grantors and accepted by Grantees subject to the exceptions of record.

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

Executed this 27 day of Sept, 2010.

GRANTOR:

John C. Hatfield
JOHN C. HATFIELD, Trustee of the Madeline
Hatfield Revocable Living Trust u/a/d 11/5/91
As Amended

STATE OF OREGON)
County of Klamath) ss.

This instrument was acknowledged before me this 27 day of Sept, 2010, by
JOHN C. HATFIELD, Trustee of the MADELINE HATFIELD REVOCABLE LIVING TRUST
u/a/d November 5, 1991, as Amended.

Danee Mortensen
NOTARY PUBLIC FOR OREGON

My Commission Expires: July 12, 2013

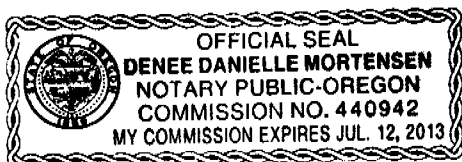


EXHIBIT A
LEGAL DESCRIPTION

A portion of Lot 3 in Block 7 and Lot 1 in Block 8 of THE TERRACES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon together with a portion of vacated Shasta View Street being more particularly described as follows:

Beginning at the Southeasterly corner of Lot 1, Block 8, TERRACES ADDITION TO THE CITY OF KLAMATH FALLS, Klamath County, Oregon; Thence North 89 degrees 29' West, along the Southerly Line of said Lot 1, a distance of 129.20 feet to the Southwesterly corner of said Lot 1; Thence North 21 degrees 14' West, along the Northeasterly right of way line of Laguna Street, a distance of 74.00 feet; Thence North 68 degrees 25' 04" East a distance of 84.44 feet to a point on the Northeasterly line of Lot 3, Block 7, of said Terraces Addition, said point also being on the Southwesterly right of way line of Loma Linda Drive; Thence Southeasterly, along the Southwesterly right of way line of Loma Linda Drive, to the point of beginning.