

MT 89511-LW

THIS SPACE RESERVED FOR RECORDER'S USE



2011-002559

Klamath County, Oregon



00097759201100025590020026

After recording return to:

PHILLIP WAYNE HOSKINS

4617 DENVER AVE

KLAMATH FALLS, OR 97603

02/25/2011 03:18:55 PM

Fee: \$42.00

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

PHILLIP WAYNE HOSKINS

4617 DENVER AVE

KLAMATH FALLS, OR 97603

Escrow No. MT89511-LW

Title No. 0089511

SWD r.013111

STATUTORY WARRANTY DEED**LYN G. HARDY, TRUSTEE OF THE WILLA DEAN SANDERS REVOCABLE FAMILY
TRUST DATED MARCH 23, 2004,**

Grantor(s), hereby convey and warrant to

PHILLIP WAYNE HOSKINS,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:A piece or parcel of land situated in the N1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette
Meridian, Klamath County, Oregon, more particularly described as follows:Beginning at a point in the center line of a 60 foot roadway from which the Section corner common to Sections 2, 3, 10 and 11,
Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and as marked on the ground by an iron
pin driven therein, bears South 89°44 1/2' West along said roadway center line 1419.5 feet, to a point in the West boundary of
said Section 11 and North 0°13 1/2' West 1662.5 feet to said Section corner and running thence North 0°01' West 331.45 feet to a
point on the Northerly boundary of said North half of the Southeast quarter of the Northwest quarter of Section 11; thence North
89°47' East along said boundary line 65.7 feet; thence South 0°01' East 331.4 feet, more or less, to an intersection with the center
line of the above mentioned roadway; thence South 89°44 1/2' West along said roadway center line 65.7 feet, more or less, to said
point of beginning.

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

42 Amt

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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:

The true and actual consideration for this conveyance is \$119,000.00.

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, 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.

Dated this 23 day of FEB, 2011

TRUSTEE OF THE WILLA DEAN SANDERS
REVOCABLE FAMILY TRUST DATED MARCH 23,
2004

BY:

Lyn G. Hardy
LYN G. HARDY, TRUSTEE

State of California

County of San Diego

This instrument was acknowledged before me on 2/23, 2011 by LYN G. HARDY, TRUSTEE OF THE WILLA DEAN SANDERS REVOCABLE FAMILY TRUST DATED MARCH 23, 2004

3/3/12
(Notary Public for California)

My commission expires 8/16/2012

