

2011-005281

Klamath County, Oregon



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04/28/2011 02:34:32 PM

Fee: \$42.00

**GRANTOR NAME AND ADDRESS:**

JOHN C. HATFIELD  
1007 Loma Linda Drive  
Klamath Falls, OR 97601

**GRANTEE NAME AND ADDRESS:**

JOHN CARLTON HATFIELD, Trustee of  
The John Carlton Hatfield Living Trust  
1007 Loma Linda Drive  
Klamath Falls, OR 97601

**AFTER RECORDING RETURN TO:**

NEAL G. BUCHANAN, Attorney  
435 Oak Ave., Klamath Falls, OR 97601

**UNTIL A CHANGE IS REQUESTED**

**SEND TAX STATEMENTS TO:**  
GRANTEE

**WARRANTY DEED - STATUTORY FORM**

JOHN C. HATFIELD, Grantor, conveys and warrants to JOHN CARLTON HATFIELD Trustee of the JOHN CARLTON HATFIELD LIVING TRUST uad 12-13-01, that certain real property located in Klamath County, State of Oregon, legally described on Exhibit A, attached hereto and incorporated by this reference herein as if fully set forth.

The true and actual consideration for this conveyance is \$0. However, the actual consideration consists of or includes other property or value given or promised which is the whole consideration, being for estate planning purposes.


"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 434, 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 28 day of April, 2011.

  
JOHN C. HATFIELD

STATE OF OREGON, County of Klamath) ss.

This instrument was acknowledged before me the 28 day of April, 2011 by JOHN C. HATFIELD.

  
NOTARY PUBLIC FOR OREGON

My Commission Expires: 9-12-14



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**PARCEL ONE**

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 beginning.

**PARCEL TWO**

The interest of the Grantor in that certain real property described as follows:

The  $N\frac{1}{2}SW\frac{1}{4}NW\frac{1}{4}$  and  $S\frac{1}{2}NW\frac{1}{4}NW\frac{1}{4}$  of Section 17, Township 32 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.

The  $S\frac{1}{2}N\frac{1}{2}NE\frac{1}{4}$  of Section 18, Township 32 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon.