

1st 1759183

2011-011305

Klamath County, Oregon



00108455201100113050020025

10/11/2011 02:39:52 PM

Fee: \$42.00



THIS SPACE

After recording return to:
Rick M Hopkins
58092 Fort Rock Road
Silver Lake, OR 97638

Until a change is requested all tax statements
shall be sent to the following address:
Rick M Hopkins
58092 Fort Rock Road
Silver Lake, OR 97638

File No.: 7064-1759183 (MG)
Date: September 09, 2011

STATUTORY WARRANTY DEED

Charlie D. Wafford and Patricia R. Wafford, husband and wife, Grantor, conveys and warrants to **Rick M Hopkins**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

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

A tract of land situated in the NW ¼ SE ¼ of Section 27, Township 23 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows: Beginning at the Northwest corner of the NW ¼ SE ¼; thence North 69°55'42" East 34.69 feet to the true point of beginning of the tract to be described; thence continuing North 89°55'42" East, 324.30 feet; thence South 671.77 feet; thence West 324.30 feet; thence North 671.36 feet to the point of beginning

Subject to:

1. The **2011-2012** Taxes, a lien not yet payable.
2. 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 **\$257,500.00**. (Here comply with requirements of ORS 93.030)

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

Dated this 4 day of October, 2011.

Charlie D. Wafford
Charlie D. Wafford

Patricia R. Wafford
Patricia R. Wafford

STATE OF Oregon)
County of Lane) ss.
)

This instrument was acknowledged before me on this 4 day of October, 2011
by **Charlie D. Wafford and Patricia R. Wafford**.

Tamara A. McKinney

Notary Public for Oregon

My commission expires: 7-17-2013

