

BLL

NO PART OF ANY STEVENS-NESS FORM MAY BE REPRODUCED IN ANY FORM OR BY ANY ELECTRONIC OR MECHANICAL MEANS.



2012-009101

Klamath County, Oregon



00122909201200091010020024

08/17/2012 01:54:04 PM

Fee: \$42.00

SPACE RESERVED
FOR
RECORDER'S USE

Lesa Hoppezak

425 N 2nd Street

Klamath Falls OR 97601

Grantor's Name and Address*

Dane T Hoppezak

11387 Harpold Rd

Klamath Falls OR 97603

Grantee's Name and Address*

After recording, return to (Name and Address):

Lesa Hoppezak

425 N 2nd Street

Klamath Falls OR 97601

Until requested otherwise, send all tax statements to (Name and Address):

Dane Hoppezak

11387 Harpold Rd

Klamath Falls OR 97603

*ORS 205 requires the first page of a recorded document to show the names and addresses of all parties. Use Stevens-Ness Form No. 1256, Cover Sheet for Instrument to be Recorded, if you need additional space.

WARRANTY DEED - STATUTORY FORM

Lesa Hoppezak

, Grantor,

conveys and warrants to Dane T Hoppezak

, Grantee,

the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, Oregon:

See Exhibit "A"

(IF SPACE INSUFFICIENT, CONTINUE DESCRIPTION ON REVERSE)

The property is free from encumbrances, except (if none, so state):

The true consideration for this conveyance is \$ 0 (Here, comply with the requirements of ORS 93.030.)

DATED 8-17-12

; any signature on behalf of a business or other entity is made with the

authority of that entity.

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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. 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, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

STATE OF OREGON, County of Klamath

) ss.

This instrument was acknowledged before me on August 17, 2012

by Lesa Hoppezak

This instrument was acknowledged before me on

by

as



Rochelle M. Long

Notary Public for Oregon

My commission expires October 30, 2015

Returned to County

33117

EXHIBIT "A"

A parcel of land situated in portions of Government Lots 15 and 16, Section 1, Township 40 South, Range 11 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Beginning at a point on the Easterly right of way line of the Bonanza to Malin Highway as the same is presently located and constructed, said right of way line being 40.0 feet distant at right angles Southeasterly from the centerline of said highway, from which point the Northeast corner of Section 1, Township 40 South, Range 11 East of the Willamette Meridian bears North 18 degrees 02' 30" East 4809.8 feet distant, said point being at the Southwesterly corner of the Bedfield Cemetery property; thence South 86 degrees 47' East along the Southerly boundary of said cemetery 340.0 feet to a point; thence South 13 degrees 58' West 822.2 feet, more or less, to the South line of Government Lot 15; thence along the South line of said Lot 15 South 88 degrees 42' West 346.3 feet, more or less, to a point on the Easterly right of way line of the Bonanza to Malin Highway; thence along said right of way line North 13 degrees 58' East 850.0 feet, more or less, to the point of beginning.

CODE 236 MAP 4011-100 TL 900

STATE OF OREGON: COUNTY OF KLAMATH: m.

Filed for record at request of Aspen Title & Escrow the 8th day
of September A.D. 19 98 at 3:53 o'clock P. M., and duly recorded in Vol. M98
of Deeds on Page 33116.

FEE \$35.00

By Bernetha G. Letsch County Clerk
Bernetha G. Letsch