

1st 2181316-ALF



After recording return to:
Scott Hastings and Leslie Hastings
20463 Silver Dawn Drive
Sonora, CA 95370

Until a change is requested all tax
statements shall be sent to the
following address:
Scott Hastings and Leslie Hastings
20463 Silver Dawn Drive
Sonora, CA 95370

File No.: 7021-2181316 (ALF)
Date: November 22, 2013

2014-000206
Klamath County, Oregon
01/10/2014 08:57:55 AM
Fee: \$57.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Rita P Coryell, Grantor, conveys and warrants to **Scott Hastings and Leslie Hastings, as husband and wife**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

See Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Subject to:


1. 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 **\$150,000.00**. (Here comply with requirements of ORS 93.030)

F.
57.00

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, 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.

Dated this 7th day of Jan., 2014


Rita P Coryell

STATE OF _____)
)ss.
County of _____)

This instrument was acknowledged before me on this _____ day of _____, 20____
by **Rita P Coryell**.

See attached

Notary Public for _____
My commission expires: _____

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of Shasta

On 1-7-14
Date

before me, T. HORAN, NOTARY PUBLIC
Here Insert Name and Title of the Officer

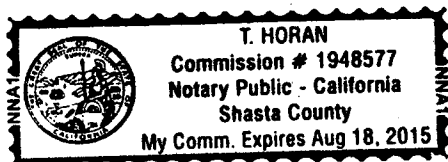
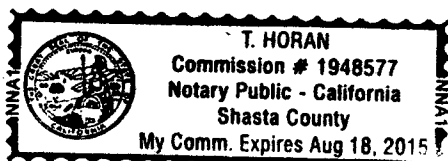
personally appeared

RITA P. CORYELL
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Place Notary Seal Above

Signature: [Signature]

Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed

Document Date: 1-7-14

Number of Pages: 4 pgs

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

☐ Corporate Officer — Title(s): _____

☐ Individual

☐ Partner — ☐ Limited ☐ General

☐ Attorney in Fact

☐ Trustee

☐ Guardian or Conservator

☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

EXHIBIT A

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

The E 1/2 of the S 1/2 NE 1/4 of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, lying South of Woodland Park.

EXCEPTING THEREFROM that portion thereof contained in Contract of Sale recorded December 11, 1975 in Volume M75 Page 15639, Microfilm Records of Klamath County, Oregon

AND EXCEPTING THEREFROM that portion thereof contained in Contract of Sale recorded July 19, 1976 in Volume M76 Page 10913, Microfilm Records of Klamath County, Oregon.

AND EXCEPTING THEREFROM that portion thereof described as follows: Beginning at the Northwest corner of the W 1/2 SW 1/4 NW 1/4 Section 14, said Township and Range, this corner being the true point of beginning of this description; thence East along the North line of said W 1/2 SW 1/4 NW 1/4 of Section 14 to the Northeast corner of said W 1/2 SW 1/4 NW 1/4 of Section 14; thence South along the East line of said W 1/2 SW 1/4 NW 1/4 of Section 14 a distance of 1158 feet to a point; thence North 60° West 541 feet to a point; thence West 429 feet to a point; thence North 887 feet more or less, to the South line of Woodland Park Subdivision; thence East along said South line of Woodland Park to the true point of beginning.

AND EXCEPTING THEREFROM that portion thereof described in Quitclaim Deed recorded February 13, 1980 in Volume M80 Page 2919, Microfilm Records of Klamath County, Oregon

AND FURTHER EXCEPTING THEREFROM the East 208.71 feet of the South 626.13 feet.