

187-2279464



After recording return to:
Philip A. Hyatt and Sheryl L. Hyatt
PO Box 245
Huntington, OR 97907

Until a change is requested all tax
statements shall be sent to the
following address:
Philip A. Hyatt and Sheryl L. Hyatt
PO Box 245
Huntington, OR 97907

File No.: 7151-2279464 (RAC)
Date: June 30, 2014

2014-007320
Klamath County, Oregon
07/14/2014 08:52:43 AM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Reed F. Cruzen, Grantor, conveys and warrants to **Philip A. Hyatt and Sheryl L. Hyatt, husband and wife as tenants by the entirety**, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Subject to:

1. The **2014-2015** 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 **\$5,000.00**. (Here comply with requirements of ORS 93.030)

F.
51.00

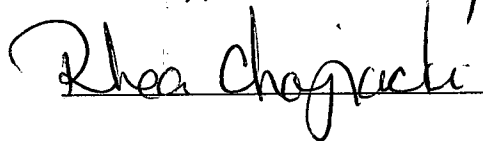
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 9th day of July, 2014.


Reed F. Cruzen

STATE OF Oregon)
)ss.
County of Josephine)

This instrument was acknowledged before me on this 9th day of July, 2014
by **Reed F. Cruzen**.


Rhea Ann Chojnacki

Notary Public for Oregon
My commission expires: 5-22-2018

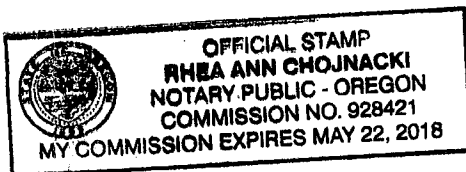


EXHIBIT A

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

Lot 11 in Block 4, LONE PINE ON THE SPRAGUE, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, TOGETHER WITH an undivided 1/80 interest in and to the following:

A tract of land situated in the SW 1/4 SE 1/4 of Section 11 and the NE 1/4 of Section 14, all in Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the West line of the SW 1/4 SE 1/4 of Section 11, said point begin North 0°07'13" West, a distance of 71.79 feet from the South one-fourth corner of said Section 11, thence South 62°56'13" East 572.55 feet; thence on the arc of a 130-foot radius curve to the right 24.17 feet; thence South 52°17'05" East 440.74 feet; thence on the arc of a 130-foot radius curve to the right 33.42 feet; thence South 37°33'14" East 141.09 feet; thence on the arc of a 130-foot radius curve to the right 71.41 feet; thence South 06°04'53" East 158.13 feet; thence on the arc of a 70-foot radius curve to the left 78.84 feet; thence South 71°26'17" East 279.26 feet; thence South 72°06'37" East 210.79 feet; thence on the arc of a 130-foot radius curve to the right 129.94 feet; thence South 14°47'22" East 269.56 feet; thence South 30° East to the intersection with the thread or centerline of Sprague River; thence Northwesterly along the thread of the Sprague River to its intersection with the West line of the SW 1/4 SE 1/4 of said Section 11; thence South 0°07'113" East along said West line to the point of beginning.

EXCEPTING THEREFROM that portion lying within Section 11 Township 35 South, Range 9 East of the Willamette Meridian.