

187 2335436-LW



After recording return to:  
Howard J Breazeale and Linda D  
Breazeale  
7480 Fiesta Way  
Redding, CA 96002

Until a change is requested all tax  
statements shall be sent to the  
following address:  
Howard J Breazeale and Linda D  
Breazeale  
7480 Fiesta Way  
Redding, CA 96002

File No.: 7021-2335436 (LW)  
Date: October 16, 2014

THIS SPACE RESERVED FOR RECORDER'S USE

### STATUTORY WARRANTY DEED

**Robert K. Hart**, Grantor, conveys and warrants to **Howard J Breazeale and Linda D Breazeale, husband and wife by 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:

**A parcel of land situated in Government Lot 1, Section 20, Township 40 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at a 5/8" rebar on the North line of Government Lot 1, from which 5/8" rebar marking the Northwest corner of said Government Lot 1 bears South 89° 45' 24" West 325.00 feet; thence South 00° 05' 00" East 400.00 feet; parallel to the West line of Government Lot 1, to a 1/2" rebar; thence North 89° 45' 24" East 823.84 feet to a 1/2" rebar on the high right bank of Lost River; thence North 50° 18' 13" West 623.07 feet, along the surveyed meander line of the right bank of Lost River, to a 1/2" rebar on the North line of Government Lot 1; thence South 89° 45' 24" West 345 feet, along the North line of Government Lot 1, to the point of beginning.**

**TOGETHER WITH** that portion deeded by instrument recorded as 2007-010617, records of Klamath County, Oregon from William G. Neubert and Elizabeth A. Neubert, as tenants by the entirety to Robert K. Hart, pursuant to property line adjustment 2-07.

Consideration 91,000.00

F.  
57.00

**LESS AND EXCEPT that portion deeded by instrument recorded as 20074-010618, records of Klamath County, Oregon, from Robert K. Hart to William G. Neubert and Elizabeth A. Neubert, as tenants by the entirety, pursuant to Property Line Adjustment 2-07.**

**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 **\$91,000.00**. (Here comply with requirements of ORS 93.030)

Unofficial  
Copy

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 7 day of November, 2014.

Robert K. Hart  
Robert K. Hart

STATE OF Oregon )  
)ss.  
County of Klamath )

This instrument was acknowledged before me on this 7 day of November, 2014 by **Robert K. Hart**.

Lynda West

Notary Public for Oregon  
My commission expires: 2-10-17

