



2015-003494
Klamath County, Oregon
04/15/2015 12:20:07 PM
Fee: \$52.00

RECORDING REQUESTED BY:
Fidelity National Title Company of Oregon
2644 Suzanne Way, Suite 120
Eugene, Oregon 97408

GRANTOR:
Leslie P. Anderson
10200 E Harvard Ave Apt 216
Denver, CO 80111

GRANTEE:
Cory E. Hatfield and Julie M. Hatfield, as tenants
by the entirety
PO Box 26425
Eugene, OR 97402

SEND TAX STATEMENTS TO:
Cory E. Hatfield and Julie M. Hatfield
P.O. Box 26425
Eugene, Oregon 97402

AFTER RECORDING RETURN TO:
Cory E. Hatfield and Julie M. Hatfield
P.O. Box 26425
Eugene, Oregon 97402

Escrow No: 4615034096-FTEUG02
140424 Dorothy Lane
Crescent Lake, OR 97733

SPACE ABOVE THIS LINE FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Leslie P. Anderson, Grantor, conveys and warrants to Cory E. Hatfield and Julie M. Hatfield, as tenants by the entirety, Grantee, the following described real property, free and clear of encumbrances except as specifically set forth below, situated in the County of Klamath, State of Oregon:

SEE EXHIBIT 'A' ATTACHED

THE TRUE AND ACTUAL CONSIDERATION FOR THIS CONVEYANCE IS \$290,000.00. (See ORS 93.030)

Subject to and excepting:

Current taxes, assessments, reservations in patents, and all agreements, easements, right-of-way, encumbrances, liens, setback lines, reservations, powers of special districts, covenants, conditions and restrictions as may appear of record.

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.

4615034096-FTEUG02
Deed (Warranty-Statutory)

Grantor

DATED: April 3, 2015

Leslie P. Anderson
Leslie P. Anderson

State of Co

COUNTY of Denver

This instrument was acknowledged before me on April 13, 2015
by Leslie P. Anderson.

[Signature]
Notary Public - State of CO
My commission expires: 8-12-16

**ERNEST J. BRADY III
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124051881
MY COMMISSION EXPIRES 08/13/2016**

EXHIBIT "A"
LEGAL DESCRIPTION

A tract of land situated in the SW1/4 NE1/4 of Section 18, Township 24 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron pin on the North line of the SW1/4 NE1/4 of said Section 18, said point being West thereon a distance of 463.0 feet from the iron pin marking the Northeast corner of the SW1/4 NE1/4 of said Section 18; thence South 45 degrees West a distance of 279.72 feet to an iron pin; thence continuing South 45 degrees West a distance of 115.0 feet to the centerline of Crescent Creek; thence Northerly and Westerly along the centerline of Crescent Creek to its intersection with the North line of the SW1/4 NE1/4 of said Section 18; thence East along the North line of the SW1/4 NE1/4 of said Section 18, a distance of 25.6 feet to an iron pin; thence continuing East along the North line of the SW1/4 NE1/4 of said Section 18 a distance of 320.4 feet, more or less, to the point of beginning.

ALSO an easement appurtenant to the herein described property described as follows: Together with the perpetual easement for ingress and egress from said property over the Northerly 25 feet of that portion of the SW1/4 NE1/4 and SE1/4 NE1/4 of said Section 18 which lies Southwesterly of the Willamette Highway and Easterly of said described property.