



2015-003889
Klamath County, Oregon
04/27/2015 10:07:58 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Fred Vernon Simon, Trustee

24380 Suty Rd.

Malin, OR 97632

Until a change is requested all tax statements
shall be sent to the following address:

Fred Vernon Simon, Trustee

24380 Suty Rd.

Malin, OR 97632

File No. 39276AM

STATUTORY WARRANTY DEED

Amos B. Hoyt and Glenda M. Hoyt, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Fred Vernon Simon, Trustee of The Fred Vernon Simon Revocable Living Trust dated May 17, 2011 ,

Grantee(s), the following described real property in the County of Klamath and State of Oregon free of encumbrances except as specifically set forth herein:

Parcel 2 of Land Partition 34-14, being Lots 7, 10 and 19 of Farm Unit "B", situated in the NE1/4 and SE1/4 of Section 19, Township 41 South, Range 12 East of the Willamette Meridian, Klamath County, Oregon, and recorded February 27, 2015 in 2015-001775, Microfilm Records of Klamath County, Oregon.

The true and actual consideration for this conveyance is \$259,200.00.

The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

47amt

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 23rd day of April, 2015.

Amos B. Hoyt
Amos B. Hoyt

Glenda M. Hoyt
Glenda M. Hoyt

State of Oregon } ss
County of Klamath }

On this 23rd day of April, 2015, before me, Debbie Sinnock a Notary Public in and for said state, personally appeared Amos B. Hoyt and Glenda M. Hoyt, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within Instrument and acknowledged to me that he/she/they executed same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Debbie Sinnock
Notary Public for the State of Oregon
Residing at: Klamath Co.
Commission Expires: 9-8-17

