

187 24 22624 ALF



After recording return to:
John Federhart
PO Box 1943
Klamath Falls, OR 97601

Until a change is requested all tax
statements shall be sent to the
following address:
John Federhart
PO Box 1943
Klamath Falls, OR 97601

File No.: 7021-2422624 (ALF)
Date: April 03, 2015

2015-004182
Klamath County, Oregon
05/01/2015 12:20:57 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Robert L. Hesseltine, Trustee, or his successor(s), of The Robert L. Hesseltine Family Trust
uta, dated April 7, 1999, Grantor, conveys and warrants to **John Federhart**, 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:

**Beginning at the Southwesterly corner of Lot 4 in Block 16 in the Original Town of Klamath
Falls, formerly Linkville; thence Northerly along the Westerly line of said Lot 4 Block 16, a
distance of 107 1/2 feet; thence Easterly at right angles and parallel with Main Street a
distance of 40 feet; thence Southerly at right angles and parallel with Fifth Street a distance
of 107 1/2 feet to the Northerly line or boundary of Main Street; thence Westerly at right
angles along the Northerly line of Main Street a distance of 40 feet to the place of
beginning.**

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 **\$470,000.00**. (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 30 day of APRIL, 2015.

Robert L. Hesseltine, Trustee, or his
successor(s), of The Robert L. Hesseltine
Family Trust uti

Robert L. Hesseltine
Robert L. Hesseltine, Trustee

STATE OF _____)
)ss.
County of _____)

This instrument was acknowledged before me on this _____ day of _____, 20____
by Robert L. Hesseltine as Trustee of The Robert L. Hesseltine Family Trust uti, on behalf of the .

See attached

Notary Public for _____
My commission expires:

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CA

County of San Joaquin

On April 30, 2015 before me, S. Deutscher, Notary Public,
(here insert name and title of the officer)

personally appeared Robert L. Hesselstine
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.

[Signature]
Signature

(Seal)

