

187 2486223 LW



After recording return to:
Denis P Hickey
P.O. Box 1022
Merrill, OR 97633

Until a change is requested all tax
statements shall be sent to the
following address:
Denis P Hickey
P.O. Box 1022
Merrill, OR 97633

File No.: 7021-2486223 (LW)
Date: July 15, 2015

2015-008549
Klamath County, Oregon
07/30/2015 04:07:02 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

Yinyan Wang, Grantor, conveys and warrants to **Denis P Hickey**, 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:

Parcel One:

Starting from the Northwest corner NE1/4 SW1/4, Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89°50' East a distance of 596.39 feet; thence South, a distance of 148.26 feet to an iron pin, the point of beginning; thence South, a distance of 75 feet to an iron pin; thence South 80°37'11" East a distance of 151.61 feet to an iron pin; thence Northerly, on the Westerly side of the County road, along a curve left having a radius of 543 feet, a distance of 35.80 feet to an iron pin; thence North 6°13'20" East a distance of 44.66 feet to an iron pin; thence North 82°53'38" West a distance of 160.70 feet, more or less, to the point of beginning.

Parcel Two:

Starting from the Northwest corner NE1/4 SW1/4, Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89°50' East a distance of 596.39 feet; thence South, a distance of 73.26 feet to an iron pin, the point of beginning; thence South, a distance of 75 feet to an iron pin; thence South 82°53'38" East a distance of 160.70 feet to an iron pin; thence North 6°13'20" East a distance of 74.30 feet to an iron pin; thence continuing Northerly on the Westerly side of the County road, along a curve right having a radius of 746.20 feet, a distance of 11.18 feet to an iron pin; thence North 86°38'13" West, a distance of 169.11 feet, more or less, to the point of beginning.

Consideration

\$15,000.00

Subject to:

1. The **2015/16** 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 **\$15,000.00**. (Here comply with requirements of ORS 93.030)

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 29th day of July, 20 15.

Yinyan Wang
Yinyan Wang

STATE OF ARIZONA)
County of Cochise) ss.

This instrument was acknowledged before me on this 29th day of July, 20 15
by **Yinyan Wang**.

Patricia A. O'Neal
Notary Public for ARIZONA
My commission expires: 020519

