

2015-010815

Klamath County, Oregon

10/01/2015 01:57:27 PM

Fee: \$52.00

18 2507353-ALF



After recording return to:
Jeremy S Blakely and Monica J
Hantzmon
3949 Mack Ave
Klamath Falls, OR 97603

Until a change is requested all tax
statements shall be sent to the
following address:
Jeremy S Blakely and Monica J
Hantzmon
3949 Mack Ave
Klamath Falls, OR 97603

File No.: 7021-2507353 (ALF)
Date: August 14, 2015

THIS SPACE RESERVED FOR RECORDER'S USE

STATUTORY WARRANTY DEED

William E Hantzmon, III, Grantor, conveys and warrants to **Jeremy S Blakely and Monica J Hantzmon, husband and wife**, 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 a point which lies North 1°14' West a distance of 680.3 feet and South 89°26' West a distance of 430.00 feet from the iron pin which marks the section corner common to Sections 2, 3, 10 and 11 Township 39 South, Range 9 East of the Willamette Meridian, and running thence; continuing South 89°26' West a distance of 200 feet to an iron pin; thence North 1°14' West a distance of 144.1 feet to an iron pin; thence North 89°24' East a distance of 200 feet to an iron pin; thence South 1°14' East a distance of 144.2 feet, more or less, to the point of beginning, said tract containing 0.666 acres, more or less, in the S 1/2 S 1/2 N 1/2 SE 1/4 SE 1/4 of Section 3 Township 39 South Range 9 East of the Willamette Meridian, Klamath County, Oregon.

LESS & EXCEPT that portion deeded to Oscar E. Cleveland and Joan Cleveland, husband and wife on August 5, 1977 in Deed Volume M77 Page 14178, records of Klamath County, Oregon, described as follows:

A tract of land situated in the S 1/2 S 1/2 N 1/2 SE 1/4 SE 1/4 of Section 3, Township 39 South, Range 9 East of the Willamette Meridian, being more particularly described as follows:

Consideration \$133,710.00

F
57.00

Beginning at a 5/8 inch iron pin which lies North 01°14' West a distance of 685.3 feet and South 89°26' West a distance of 557.30 feet from the cased iron pin which marks the Southeast corner of said Section 3;thence continuing South 89°26' West 72.70 feet to a 5/8 inch iron pin; thence North 01°14' West a distance of 139.10 feet to a 5/8 inch iron pin; thence North 89°24' East a distance of 72.70 feet to a 5/8 inch iron pin; thence South 01°14' East a distance of 139.14 feet to the point of beginning, with bearings based on the East line of said Section 3 as being North 01°14' West.

Subject to:

1. The **2015-2016** 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 **\$133,710.00**. (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 29 day of September, 2015.

William E. Hantzmon III
William E Hantzmon III

STATE OF VIRGINIA)
)ss.
County of FAIRFAY)

This instrument was acknowledged before me on this 29th day of September, 2015
by **William E Hantzmon, III.**

MELUER JOHANSSON
Notary

for US ARMY, 10 USC 1044a
My commission expires: Indefinite

