



2015-011432
Klamath County, Oregon
10/19/2015 09:34:35 AM
Fee: \$47.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Jimmie Hogue and Carla Hogue

5231 Bristol Avenue- P.O. Box 1619

Klamath Falls, OR 97603-97601

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

Jimmie Hogue and Carla Hogue

5231 Bristol Avenue P.O. Box 1619

Klamath Falls, OR 97603-97601

File No. 71407AM

STATUTORY WARRANTY DEED

Arthur W. Davina and Mary M. Davina, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Jimmie Hogue and Carla Hogue, as Tenants by the Entirety

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 36-00, being Parcel 2 of Land Partition 15-92 situated in the SE1/4 of Section 11, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, filed September 21, 2000 in Klamath County Clerk's Office. TOGETHER WITH a 30' wide ingress-egress and public utilities easement as set forth on Partition Plat 36-00.

The true and actual consideration for this conveyance is \$170,000.00.

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:

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 16 day of October, 2015

Arthur W. Davina
Arthur W. Davina

Mary M. Davina
Mary M. Davina

State of Oregon } ss
County of Klamath }

On this 16 day of October, 2015, before me, Lisa Weatherby, a Notary Public in and for said state, personally appeared Arthur W. Davina and Mary M. Davina, 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.

Lisa Weatherby
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 11/20/2015

