



2016-004045
Klamath County, Oregon
04/21/2016 12:16:07 PM
Fee: \$57.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Karl E. Hirth

PO Box 293

Chiloquin, OR 97624

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

Karl E. Hirth

PO Box 293

Chiloquin, OR 97624

File No. 97745AM

STATUTORY WARRANTY DEED

**Donald A. Driftmier, as Trustee of the Henry C. Anchondo Trust
dated July 9, 1998, as amended and restated in its entirety on February 16, 2010,**

Grantor(s), hereby convey and warrant to

Karl E. Hirth ,

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:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL
DESCRIPTION.**

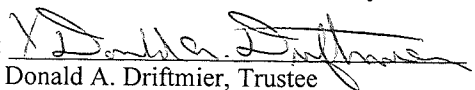
The true and actual consideration for this conveyance is **\$5,000.00**.

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 19 day of April, 2016.

The Henry C. Anchondo Trust dated July 9, 1998,
as amended and restated in its entirety on February 16, 2010

By: 
Donald A. Driftmier, Trustee

State of _____ } ss
County of _____ }

On this _____ day of _____, 2016, before me, _____ a Notary Public in and for said state, personally appeared Donald A. Driftmier, Trustee of The Henry C. Anchondo Trust dated July 9, 1998, 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.

Notary Public for the State of _____
Residing at: _____
Commission Expires: _____

See Attached

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

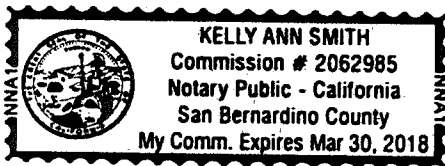
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)
 County of San Bernardino)
 On April 19, 2016 before me, Kelly Ann Smith,
Date Here Insert Name and Title of the Officer
 personally appeared Donald A. Driftmier, Trustee
Name(s) of Signer(s)

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 Kelly Ann Smith
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statutory Warranty Deed Document Date: April 19, 2016
 Number of Pages: 3 Signer(s) Other Than Named Above: X

Capacity(ies) Claimed by Signer(s)

Signer's Name: Donald A. Driftmier
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☒ Trustee ☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: The Henry C. Anchondo Trust
dated July 9, 1998

Signer's Name: _____
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator
☐ Other: _____
 Signer Is Representing: _____

EXHIBIT "A"

Lot 3 in Block 6 of WOODLAND PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, together with an undivided 1/88th interest in the following described land, 2 parcels situated in Lots 1 and 2, Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and being more particularly described as follows:

PARCEL 1:

Beginning at the Northwest corner of said Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence along the North line of said Section North 89°42'15" East 400 feet; thence South 62.42 feet; thence South 46°57'20" West 408.82 feet to the Northeasterly bank of the Williamson River; thence following said river bank North 37°53'20" West 136.90 feet; thence North 16°33' West 60.98 feet to the West line of Section 15; thence Northerly on said Section line 172.92 feet to the point of beginning.

PARCEL 2:

Beginning at the Northwest corner of Section 15, Township 34 South, Range 7 East of the Willamette Meridian, and running; thence North 89°42'15" East 400.0 feet along the North line of said Section 15; thence South 62.42 feet; thence South 50°43'50" East 453.16 feet; thence South 76°17'30" East 886.79 feet to the true point of beginning of this description; thence South 35°56'30" West 446.55 feet to a point on the Northeasterly bank of the Williamson River; thence South 45°32'20" East 84.00 feet; thence North 44°52'10" East 411.58 feet; thence North 34°25'40" West 156.01 feet, more or less, to the true point of beginning of this description.