



2016-008215
Klamath County, Oregon
08/03/2016 01:28:34 PM
Fee: \$52.00

THIS SPACE RESERVED FOR RECORDER'S USE

After recording return to:

Norman D. Cummings

PO Box 615

Chiloquin, OR 97624

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

Norman D. Cummings

PO Box 615

Chiloquin, OR 97624

File No. 111971AM

STATUTORY WARRANTY DEED

Sandra L. Hoggarth,

Grantor(s), hereby convey and warrant to

Norman D. Cummings,

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:

The property described in Exhibit 'A' attached hereto and made a part hereof

The true and actual consideration for this conveyance is **\$144,900.00**.

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:

2016-2017 Real Property Taxes, a lien not yet due and payable

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 2 day of August, 2016

Sandra L. Hoggarth
Sandra L. Hoggarth

State of Oregon } ss
County of Klamath }

On this 2 day of August, 2016, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Sandra L. Hoggarth, 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.

Jenny Annette Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 12/3/2018

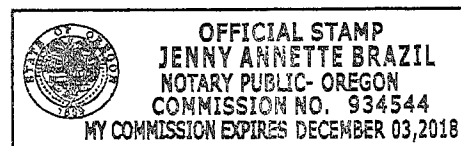


EXHIBIT "A"

A one acre tract of land in Lot 21 of Section 29, Township 35 South, Range 7 East of the Willamette Meridian, more particularly described as follows:

Beginning at the Southwest corner of above mentioned Lot 21, Section 29 , Township 35 South, Range 7 East of the Willamette Meridian, which point is marked with a 1/2" iron pipe; thence North 89° 26' East along the South boundary of said Lot 21 a distance of 924.1 feet to the true point of beginning; thence continuing North 89° 26' East along said boundary 363.0 feet to the Westerly right of way boundary of Oregon State Highway #427; thence North 12° 06' West along said right of way boundary a distance of 120.0 feet; thence South 89° 26' West, 363.0 feet; thence South 12° 06' East 120.0 feet, more or less, to the true point of beginning, containing 1.0 acres, more or less, and being in Klamath County, Oregon.