



2016-010935

Klamath County, Oregon

10/14/2016 10:55:01 AM

Fee: \$47.00

THIS SPACE RESERVED

After recording return to:

Martha Susan Hier and Steven Paul Hier

50 Tilson Avenue

Morgan Hill, CA 95037

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

Martha Susan Hier and Steven Paul Hier

50 Tilson Avenue

Morgan Hill, CA 95037

File No. 121357AM

STATUTORY WARRANTY DEED

Michael G. Voight and Debra D. Voight, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Martha Susan Hier and Steven Paul Hier, 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:

Lot 4 in Block 1 in SHIELD CREST – TRACT 1172, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

ALSO, Lot 1 in Block 1 SHIELD CREST TRACT 1171, according to the official plat thereof on file in the Office of the County Clerk, Klamath County, Oregon, SAVING AND EXCEPTING Parcels 1 and 2 of Land Partition 60-92.

ALSO EXCEPTING THEREFROM that portion deeded to Shield Crest Water Company by instrument recorded in Volume M05 at page 09427, Microfilm Records of Klamath County, Oregon, to wit:

A parcel of land situated on a portion of Lot 1, Block 1, TRACT 1172-SHIELD CREST, in the SW1/4 of Section 5, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at the Northwest corner of Lot 1, Block 1, TRACT 1172-SHIELD CREST; thence along the North line of said Lot 1 South 88°49'47" East 38.48 feet; thence leaving said North line South 01°10'13" West 150 feet to the North line of Parcel 1 of Land Partition 60-92; thence along said North line and the North line of Parcel 2 of said Land Partition North 88°49'47" West 105.18 feet to the Northwest corner of said Parcel 2; thence North 25°08'41" East 164.18 feet to the point of beginning.


Also together with an undivided interest in all those private roads shown on the plat and more particularly described in Declaration recorded in Volume M84 on page 4256, and in Easement recorded May 23, 1990, in Volume M-90 on page 9828, Deed Records of Klamath County, Oregon.

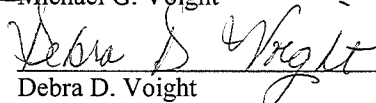
The true and actual consideration for this conveyance is **\$355,000.00.**

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 13th day of October, 2016.



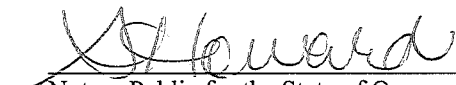
Michael G. Voight


Debra D. Voight

State of Oregon } ss
County of Klamath }

On this 13th day of October, 2016, before me, Stacy Howard a Notary Public in and for said state, personally appeared Michael G. Voight and Debra D. Voight, 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 Oregon
Residing at: Klamath Falls
Commission Expires: 10-19-19

