



2017-006283

Klamath County, Oregon

06/08/2017 02:34:00 PM

Fee: \$47.00

THIS SPACE RESERVED

After recording return to:

Sonya Collins Hawkins

9496 Hill Road

Klamath Falls, OR 97603

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

Sonya Collins Hawkins

9496 Hill Road

Klamath Falls, OR 97603

File No. 168813AM

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### STATUTORY WARRANTY DEED

**Patricia K. Card,**

Grantor(s), hereby convey and warrant to

**Sonya Collins Hawkins,**

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:

**A tract of land situated in the NW1/4 NE1/4 of Section 32, Township 39 South, Range 10 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:**

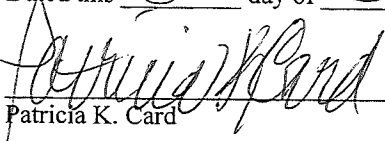
**Beginning at a point on the North line of said Section 32, from which the North quarter corner of said Section 32 bears North 89°42'33" West 297.90 feet; thence South 89°42'33" East 370.00 feet to the West-East 1/64 corner; thence South 00°13'45" East, along the East line of the W1/2 NW1/4 NE1/4 of said Section 32, 320.00 feet; thence North 89°42'33" West 370.00 feet; thence North 00°13'45" East 320.00 feet to the point of beginning, with bearings based on Minor Land Partition 22-84.**

The true and actual consideration for this conveyance is **\$120,000.00**.

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 5<sup>th</sup> day of June, 2017

  
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Patricia K. Card

State of Oregon } ss  
County of Klamath }

On this 5<sup>th</sup> day of June, 2017, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared **Patricia K. Card**, 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.

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

