

File No.: 17-91978

**2017-006910**  
 Klamath County, Oregon  
 06/23/2017 01:22:00 PM  
 Fee: \$57.00

Grantor
Pete Hadley 3175 Lamar Court Spring Valley, CA 91977
Grantee
Aaron Van de Graeff and Stacey Van de Graeff 8033 N Syracuse Portland, OR 97203
After recording return to
Aaron Van de Graeff and Stacey Van de Graeff 8033 N Syracuse Portland, OR 97203
Until requested, all tax statements shall be sent to
Aaron Van de Graeff and Stacey Van de Graeff 8033 N Syracuse Portland, OR 97203 Tax Acct No(s): 619058

Reserved for Recorder's Use

### STATUTORY WARRANTY DEED

Pete Hadley, Grantor(s) convey and warrant to Aaron Van de Graeff and Stacey Van de Graeff, as tenants by the entirety, Grantee(s), the real property described in the attached Exhibit A, free of encumbrances EXCEPT covenants, conditions, restrictions, easements, and encumbrances of record as of the date hereof.

The true consideration for this conveyance is **\$74,000.00**. (Here comply with requirements of ORS 93.030)

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.

Executed this 21 day of June, 2017

Pete Hadley  
Pete Hadley

STATE OF OREGON  
COUNTY OF CLACKAMAS

This instrument was acknowledged before me this \_\_\_\_\_ day of June, 2017 by Pete Hadley.

\_\_\_\_\_  
Notary Public for Oregon  
My Commission Expires: \_\_\_\_\_ *See Attached*

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 Diego

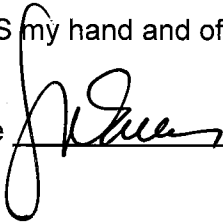
On 06/21/2017 before me, Melissa Exarhos, a notary public  
personally appeared Pete Hadley

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



(Seal)

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

The NW1/4 SE1/4 SE1/4 of Section 12, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon.

EXCEPTING THEREFROM the East 26.70 feet thereof;

AND EXCEPTING THEREFROM the S1/2 of the NW1/4 SE1/4 SE1/4 of said Section 12;

AND EXCEPTING THEREFROM that portion thereof being more particularly described as follows:

Beginning at the Northeast corner of the S1/2 NW1/4 SE1/4 SE1/4 of Section 12, Township 40 South, Range 7 East of the Willamette Meridian, Klamath County, Oregon, thence North 00° 02' 06" West 272.61 feet; thence South 89° 49' 43" West 319.64 feet; thence South 00° 04' 25" West 272.79 feet; thence North 89° 27' 31" East 320.36 to the point of beginning.