



THIS SPACE RESERVED

2017-007141

Klamath County, Oregon

06/29/2017 11:36:00 AM

Fee: \$47.00

After recording return to:

Slade Austin Sizemore

PO Box 1541

Klamath Falls, OR 97601

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

Slade Austin Sizemore

PO Box 1541

Klamath Falls, OR 97601

File No. 177186AM

### STATUTORY WARRANTY DEED

**Vicki L. Hurst,**

Grantor(s), hereby convey and warrant to

**Slade Austin Sizemore,**

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 parcel of land situated in the SE1/4 of Section 10, Township 34 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:**

**Beginning at a point on the north-south centerline of said Section 10 from which the S1/4 corner of said Section 10 bears South 00° 13'18" East 1438.18 feet, thence from said point of beginning North 00° 13'18" West along the North-South centerline of said Section 10 380.00 feet to a point, thence South 46° 46'19" East 854.29 feet to a point on the Northwestern right of way of the Head of the Williamson Road, thence along the Northwestern right of way of said Head of the Williamson Road South 37° 18'19" West 37.02 feet to a 5/8" iron pin, thence continuing along the Northwestern right of way of said Head of the Williamson Road and along the arc of a 1382.40 feet radius curve to the right (Delta = 12° 07'14" chord = 291.89 feet) 292.44 feet to a point, thence leaving Northwestern right of way of said Head of the Williamson Road North 41 ° 42'22" West 598.41 feet to the point of beginning.**

**TOGETHER WITH an easement for ingress and egress as granted by instrument recorded August 7, 1980 in Volume M80, page 14716, Microfilm Records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is **\$18,000.00.**

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

Vicki L. Hurst  
Vicki L. Hurst

State of Oregon } ss  
County of Klamath }

On this 28<sup>th</sup> day of June, 2017, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Vicki L. Hurst, 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.

Twila Jean Pellegrino  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, Oregon  
Commission Expires: 12-3-2018

