



THIS SPACE RESERVED FOR R

2017-008324
Klamath County, Oregon
07/25/2017 02:54:00 PM
Fee: \$52.00

After recording return to:

Heidi R. Hug

6614 Cottage Avenue

Klamath Falls, OR 97603

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

Heidi R. Hug

6614 Cottage Avenue

Klamath Falls, OR 97603

File No. 172051AM

STATUTORY WARRANTY DEED

Jarod E. Johnson,

Grantor(s), hereby convey and warrant to

Heidi R. Hug,

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:

See Attached Exhibit 'A'


The true and actual consideration for this conveyance is **\$280,000.00**.

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:

2017-2018 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 21 day of July, 2017.


Jarod E. Johnson

State of Oregon } ss
County of Klamath }

On this 21 day of July, 2017, before me, Melissa R Bland a Notary Public in and for said state, personally appeared Jarod E. Johnson, 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.

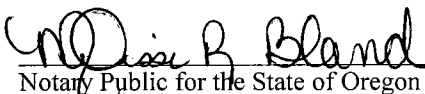

Notary Public for the State of Oregon
Residing at: Klamath Falls, OR
Commission Expires April 20, 2018



EXHIBIT 'A'

PARCEL 1

A tract of land situated in Lot 1, Block 3, Tract 1103, EAST HILLS ESTATES, and Lot 28, Block 3, Tract 1120, SECOND ADDITION TO EAST HILLS ESTATES, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at the Northwest corner of Lot 28, Block 3 of said Tract 1120; thence North $89^{\circ} 12' 22''$ East along the Southerly right of way line of Cottage Avenue, 0.48 feet; thence continuing along said right of way line of the arc of a curve to the left (central angle is $14^{\circ} 22' 47''$ radius is 300 feet) 75.29 feet; thence South $15^{\circ} 10' 25''$ East 139.63 feet; thence West 110.63 feet to the Westerly line of said Lot 28, Tract 1120; thence North $00^{\circ} 21' 05''$ West 124.32 feet to the point of beginning, with bearings based on said Tract 1103.

PARCEL 2

A tract of land situated in Lot 28, Block 3 of Tract 1120, SECOND ADDITION TO EAST HILLS ESTATES, a subdivision located in the NE $\frac{1}{4}$ of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a $\frac{1}{2}$ inch iron pin on the West line of said Lot 28, from which the Northwest corner of said Lot 28 bears North $00^{\circ} 21' 05''$ West, 124.32 feet; thence South $00^{\circ} 21' 05''$ East on said West line 100.00 feet to a $\frac{1}{2}$ inch iron pin; thence South $89^{\circ} 56' 53''$ East 110.60 feet to a $\frac{1}{2}$ inch iron pin; thence North $00^{\circ} 21' 05''$ West, 100.00 feet to a $\frac{1}{2}$ inch iron pin; thence North $89^{\circ} 56' 53''$ West 110.60 feet to the point of beginning.