



THIS SPACE RESERVED FOR R

2017-009205
Klamath County, Oregon
08/15/2017 10:33:00 AM
Fee: \$47.00

After recording return to:

Jeremy Hardisty and Paula Hardisty

3014 1/2 Altamont Drive

Klamath Falls, OR 97603

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

Jeremy Hardisty and Paula Hardisty

3014 1/2 Altamont Drive

Klamath Falls, OR 97603

File No. 185064AM

STATUTORY WARRANTY DEED

Michael T. Harding,

Grantor(s), hereby convey and warrant to

Jeremy Hardisty and Paula Hardisty, 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 1, Block 1, Third Addition to Altamont Acres, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon,

Excepting therefrom, the North 10 feet thereof,

Also excepting therefrom, the West 100 feet of Lot 1, Block 1, Third Addition to Altamont Acres,

Also excepting therefrom, the following:

Beginning at a point on the East line of said Lot 1 at a point 10 feet South of the Northeast corner thereof; thence Westerly parallel to the Northerly line of said Lot 1 and 10 feet Southerly therefrom, a distance of 190 feet to a point; thence Southerly parallel to the Easterly line of said Lot 1 a distance of 52 feet to a point; thence Easterly parallel to the northerly line of said Lot 1, a distance of 190 feet, more or less, to a point on the Easterly line of said Lot 1, 52 feet South of the point of beginning; thence Northerly along said Easterly line a distance of 52 feet to the point of beginning.

The true and actual consideration for this conveyance is **\$35,000.00.**

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 10th day of August, 2017.

Michael T. Harding
Michael T. Harding

State of Oregon } ss
County of Klamath }

On this 10th day of August, 2017, before me, Twila Pellegrino a Notary Public in and for said state, personally appeared Michael T. Harding, 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

