



THIS SPACE RESERVED FOR

**2017-009835**  
Klamath County, Oregon  
08/31/2017 12:21:00 PM  
Fee: \$52.00

After recording return to:

Jeremy Tchou and Madeline Boyd

107 Southshore Lane

Klamath Falls, OR 97601

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

Jeremy Tchou and Madeline Boyd

107 Southshore Lane

Klamath Falls, OR 97601

File No. 166160AM

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### STATUTORY WARRANTY DEED

**Katherine Hilsinger, aka Katherine Leigh Hilsinger,**

Grantor(s), hereby convey and warrant to

**Jeremy Tchou and Madeline Boyd, 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:

**See Exhibit 'A' attached hereto and made a part hereof**

The true and actual consideration for this conveyance is \$289,000.00.

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 26 day of August, 2017.

Katherine Leigh Hilsinger  
Katherine Leigh Hilsinger

State of WI } ss  
County of Juneau

On this 26 day of Aug, 2017, before me, KARI E NOVACEK, a Notary Public in and for said state, personally appeared Katherine Leigh Hilsinger, 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.

Kari E Novacek  
Notary Public for the State of WI  
Residing at: 2149 Hwy 80 Wisc Rapids WI 54485  
Commission Expires: Oct 19 2018



## EXHIBIT "A"

Lot 1, SOUTH SHORE SUBDIVISION, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon; EXCEPTING THEREFROM, that parcel described as follows:

Beginning at the most Easterly corner of said Lot 1; thence South  $33^{\circ} 15'$  West a distance of 118 feet to the Southeasterly corner of said Lot 1, thence Northwesterly along the Southwesterly line of said Lot 1 a distance of 10 feet to a point; thence North  $36^{\circ} 51'$  East a distance of 119.6 feet, more or less to a point on the Northeasterly line of said Lot 1; thence Southeasterly along the Northeasterly line of said Lot 1, 10 feet to the point of beginning.