



After recording return to:
Randall B. Hostetler
8696 S. Heinz Rd
Canby, OR 97013

Until a change is requested all tax
statements shall be sent to the
following address:
Randall B. Hostetler
8696 S. Heinz Rd
Canby, OR 97013

File No.: 7064-2936935 (BC)
Date: September 11, 2017

195873 AM

THIS SPACE RESERVED FOR REC

2017-011010
Klamath County, Oregon
09/28/2017 12:05:00 PM
Fee: \$52.00

STATUTORY WARRANTY DEED

Ted Ladd, Grantor, conveys and warrants to **Randall B. Hostetler and Grace Yelton not as tenants in common, but with rights of survivorship**, Grantee, the following described real property free of liens and encumbrances, except as specifically set forth herein:

LEGAL DESCRIPTION: Real property in the County of Klamath, State of Oregon, described as follows:

See Exhibit "A"

Tax Parcel Number: 154709

Subject to:


1. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is **\$20,000.00**. (Here comply with requirements of ORS 93.030)

After recording return to:
First American Title
395 SW Bluff Drive, Suite 100
Bend, OR 97702

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 Sept, 2017.



Ted Ladd

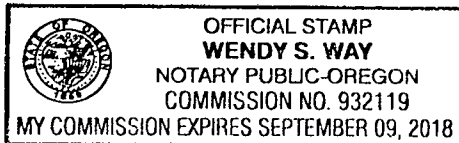
STATE OF Oregon)
County of Clatsop) ss.
Klamath)

This instrument was acknowledged before me on this 26 day of September, 2017
by **Ted Ladd**.



Notary Public for Oregon
My commission expires:

9/9/18



Date: **September 12, 2017**

File No.: **7064-2936935 (BC)**

EXHIBIT 'A'

LEGAL DESCRIPTION:

Beginning 193 feet Southerly of the intersection of the Easterly line of Main St. extended of the Town of Crescent, Oregon, and the South line of the USFS Tract of Crescent, Oregon; thence Southeasterly and at right

angles to the Easterly line of Main St. extended a distance of 652.2 feet; thence Southwesterly parallel with said Main St. 200 feet; thence Northwesterly at a right angle with said Main St. 652.2 feet to the Southeasterly boundary of Main St.; thence Northeasterly along the Southeast boundary of Main St., a distance of 200 feet to the true point of beginning.

All said property being in the SE 1/4 of SW 1/4 of Section 30, Township 24 South, Range 9 East of the Willamette Meridian in Town of Crescent, Klamath County, Oregon.

Tax Parcel Number: 154709