



THIS SPACE RESERVED FOR F

2017-011383
Klamath County, Oregon
10/06/2017 11:06:00 AM
Fee: \$47.00

After recording return to:

Paul G. Strodtman

2506 Homedale Road

Klamath Falls, OR 97603

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

Paul G. Strodtman

2506 Homedale Road

Klamath Falls, OR 97603

File No. 192728AM

STATUTORY WARRANTY DEED

Daniel B. Hawkins and Jeannette Y. Hawkins, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Paul G. Strodtman,

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:

Beginning at a point 30 feet West and 706 feet South of the Northeast corner of the Northwest quarter of the Southeast quarter of Section 2, Township 39 South of Range 9 East of the Willamette Meridian, on the East line of Lot 9; thence continuing South 104 feet; thence West 155 feet; thence North 104 feet; thence East 155 feet to the point of beginning, being a portion of said Northwest quarter of the Southeast quarter of said Section 2, and being part of Tract 9 of Kielsmeier Acre Tracts, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

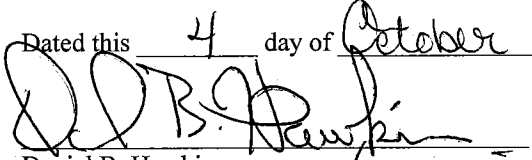
The true and actual consideration for this conveyance is **\$110,000.00.**

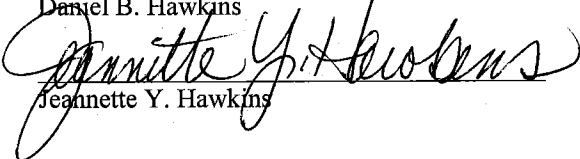
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

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.

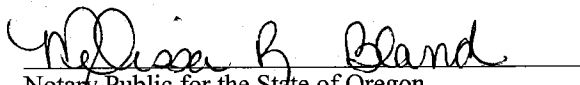
Dated this 4 day of October, 2017.


Daniel B. Hawkins


Jeannette Y. Hawkins

State of Oregon } ss
County of Klamath }

On this 4 day of October, 2017, before me, Melissa B Bland a Notary Public in and for said state, personally appeared Daniel B. Hawkins and Jeannette Y. Hawkins, 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 County
Commission Expires April 20, 2018

