



THIS SPACE RESERVED FOR

2017-013332

Klamath County, Oregon

11/17/2017 03:18:52 PM

Fee: \$47.00

After recording return to:

Carreen Powless

PO BOX 5161

Klamath Falls, OR 97601

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

Carreen Powless

PO BOX 5161

Klamath Falls, OR 97601

File No. 200872AM

STATUTORY WARRANTY DEED

Curtis K. Hanst and Bambi P. Hanst, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Carreen Powless,

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:

A parcel of land situated in the NE1/4 SW1/4, Section 12, Township 38 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows: Beginning at a 3/4 inch iron pipe on the East line of the NE1/4 SW1/4, said Section 12, said point being South 00°03'29" West 651.50 feet from the center quarter of said Section 12; thence from said point of beginning North 89°42'28" West 443.01 feet along the North line of the S1/2 of Government Lot 6 to a 5/8 inch iron pin; thence North 17°24'13" West 682.89 feet to a 5/8 inch iron pin on the North line of the NE1/4 SW1/4, said Section 12; thence South 89°47'18" East 392.91 feet along the North line of the NE1/4 SW1/4, said Section 12, to a point, said point being described in Microfilm Deed Records M78, Page 1844, as "being 255 feet North 89°47'18" West from the center quarter Section 12"; thence from said point South 27°15'35" East along the Westerly line described in Microfilm Deed Records M78, Page 1844, 555.65 feet, more or less, to a point on the East line of the NE1/4 SW1/4, said Section 12, said point being described in Microfilm Deed Records M78, Page 1844, as "beginning at center of Section 12 South on a straight line approximately 493 feet to a point at the Westerly edge of rim rock"; thence from said point South 00°03'29" West 158.50 feet along the East line of the NE1/4 SW1/4, said Section 12, to the point of beginning.

The true and actual consideration for this conveyance is \$482,000.00.

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:

AMERITITLE 200872 AM

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 17 day of November, 2017.



Curtis K. Hanst



Bambi P. Hanst

State of Oregon } ss
County of Marion }

On this 17 day of November, 2017, before me, Sandra Luna a Notary Public in and for said state, personally appeared Curtis K. Hanst and Bambi P. Hanst, 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 Marion County

Commission Expires 4/5/2019

