



00218679201800028040020028

03/14/2018 12:35:25 PM

Fee: \$47.00

After recording return to:

William L. Hawkins and Jamie A. Jones Hawkins
2828 Summers Lane
Klamath Falls, OR 97603

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

William L. Hawkins and Jamie A. Jones Hawkins
2828 Summers Lane
Klamath Falls, OR 97603

True-line
Returned at Counter

STATUTORY
BARGAIN AND SALE DEED
for "Property Line Adjustment 1-18"

Sylvia H. Verrinder, Grantor, conveys to William L. Hawkins and Jamie A. Jones Hawkins, as tenants by the entirety, Grantees, the following real property situated in Klamath County, Oregon, to-wit:

A portion of Tracts 21 and 22 of "Townsend's Tracts", situated in the SE1/4 SE1/4 of Section 3, T39S, R9EWM, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the West right of way line of Summers Lane and the East line of said Tract 21, from which the Southeast corner of said Section 3 bears S89°19'46"E 30.00 feet and S00°06'28"E 858.94 feet; Thence N89°19'46"W, parallel to the North line of that tract of land described in Deed Volume M94 at Page 22104 of the Klamath County Deed Records, 157.47 feet to the East line of that tract of land described in Deed Volume 256 at Page 337 of the Klamath County Deed Records; Thence S00°59'30"W, along the said East line, 35.00 feet, more or less, to the said North line of that tract of land described in Deed Volume M94 at Page 22104; Thence S89°19'46"E, along the said North line, 158.14 feet to the said West right of way line of Summers Lane; Thence N00°06'28"W 35.00 feet, more or less, to the point of beginning, containing 0.13 acres, more or less, with bearings based on Record of Survey 7000 on file at the office of the Klamath County Surveyor.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHT, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 242, OREGON LAWS 2007, AND 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 LAWFULL 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".

The true consideration for this conveyance is \$0 (Here comply with the requirements of ORS 93.030).

The above land described shall be combined with the land described in Deed Volume M94 at Page 22104 of the Klamath County Deed Records. This conveyance is pursuant to "Property Line Adjustment 1-18" and does not create a separate parcel of land.

Dated this 03 day of MARCH, 2018.

Sylvia H. Verrinder

STATE OF CALIFORNIA ss}
COUNTY OF BUTTE

This instrument was acknowledged before me on _____

By Sylvia H. Verrinder.

Notary Public for the State of California

My commission expires: _____

WELLS
FARGO

All-purpose Acknowledgment California only

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Butte

On 3/3/18 before me, Gabriel Ayala, Notary Public (here insert name and title of the officer),

personally appeared Sylvia H. Verrinder

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand
and official seal.

Signature [Signature]

Description of Attached Document

Type or Title of Document

Statutory Bargain and Sale Deed (for "property line and subdivision")

Document Date

3/3/18

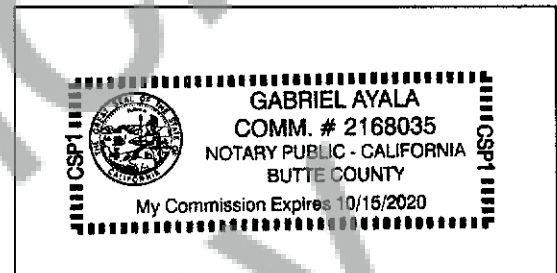
Number of Pages

1

1-18"

Signer(s) Other Than Named Above

none



Notary Seal

Scanner Enabled Stores should scan this form
Manual Submission Route to Deposit Operations

DSG5350CA (Rev01-01/15)



FO01-000DSG5350CA-01