



2018-004530
Klamath County, Oregon
04/13/2018 03:43:01 PM
Fee: \$52.00

THIS SPACE RESERVED FOR

After recording return to:

Jeffrey W. Hurd and Diane E. Hurd, Trustees

4909 Hwy 140

Eagle Point, OR 97524

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

Jeffrey W. Hurd and Diane E. Hurd, Trustees

4909 Hwy 140

Eagle Point, OR 97524

File No. 190501AM (ER)

STATUTORY WARRANTY DEED

June M. Woodwick,

Grantor(s), hereby convey and warrant to

Jeffrey W. Hurd and Diane E. Hurd, Trustees of the Hurd Living Trust dated 2/19/15,

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 Attached Exhibit 'A'

FOR INFORMATION PURPOSES ONLY, THE MAP/TAX ACCT #(S) ARE REFERENCED HERE:

R-3606-003AA-04900-000

R-3606-003AB-03300-000

The consideration paid for the transfer is \$152,500.00 PURSUANT TO AN IRC 1031 TAX DEFERRED EXCHANGE ON
BEHALF OF GRANTOR.

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:

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 13th day of April, 2018.

June M. Woodwick
June M. Woodwick

State of Oregon } ss
County of Klamath }

On this 13th day of April, 2018, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared June M. Woodwick, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 12-3-2018

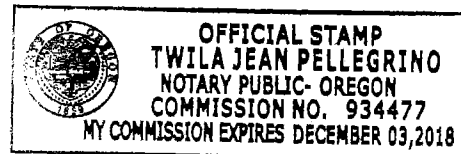


EXHIBIT "A"

190501AM

PARCEL 1

Tract A of Harriman Park, in the County of Klamath, State of Oregon, EXCEPTING THEREFROM the following described parcels of land:

That portion conveyed to Eldon V. Stivers and Peggy M. Stivers by deed recorded in Book M66, Page 8802, Deed Records of Klamath County, Oregon; That portion conveyed to Wm. Ganong by deed recorded September 27, 1968 in Book M68, Page 8843, Deed Records of Klamath County, Oregon; That portion conveyed to Lee C. Hart and Neva T. Hart by deed recorded July 12, 1968 in Book M68, Page 6334, Deed Records of Klamath County, Oregon; That portion conveyed to Weston Thorsen and Thelma Thorsen by deed recorded September 16, 1969 in Book M69, Page 8007, Deed Records of Klamath County, Oregon; That portion conveyed to Eugene F. Jensen and Ruth A. Jensen, by deed recorded October 27, 1967 in Book M67, Page 8388, Deed Records of Klamath County, Oregon; That portion conveyed to Fred L. Ong by deed recorded November 6, 1969 in Book M69, Page 9363, Deed Records of Klamath County, Oregon; That portion conveyed to Dave Jones by deed recorded August 19, 1968 in Book M68, Page 7521, Deed Records of Klamath County, Oregon; That portion conveyed to Frank DeLong and Velma N. DeLong by deed recorded July 18, 1978 in Book M78, Page 15427, Deed Records of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING THEREFROM that portion conveyed to Burton A. Bixler and Eunice L. Bixler, by deed recorded August 29, 1984 in Book M84, Page 15018, Deed Records of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING THEREFROM that portion described as follows:
Beginning at the Southeast corner of Tract 1 Harriman Park; thence South along the East line of said Tract A to the Southeast corner thereof; thence West along the South line of said tract to the center line of a 20 foot private roadway; thence Northwesterly along said center line to its intersection with the extension of the Southeasterly line of said Lot 1; thence Northeasterly along said extension and said Southeasterly line of Lot 1 to the point of beginning.

ALSO SAVING AND EXCEPTING THEREFROM that portion lying Southerly of the South boundary of parcel conveyed to Dave Jones by deed recorded August 19, 1968 in Book M68, Page 7521.

ALSO SAVING AND EXCEPTING THEREFROM that portion conveyed to Anthony Bixler and Donna Bixler, by deed recorded October 24, 2017 in 2017-012110, Deed Records of Klamath County, Oregon.

ALSO SAVING AND EXCEPTING THEREFROM Parcel 1 of Land Partition 7-18, Validation Plat of a Portion of Tract A Harriman Park, situate in Tract A, Harriman Park in the NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian. Recorded April 2, 2018, Instrument No. 2018-003908, Deed Records of Klamath County, Oregon.

PARCEL 2

Parcel 1 of Land Partition 7-18, Validation Plat of a Portion of Tract A Harriman Park, situate in Tract A, Harriman Park in the NE1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian. Recorded April 2, 2018, Instrument No. 2018-003908, Deed Records of Klamath County, Oregon.