



THIS SPACE RESERVED FOR

2018-004582
Klamath County, Oregon
04/16/2018 03:34:01 PM
Fee: \$52.00

After recording return to:

Cynthia Irene Sustaire

28 S 6th, Apt. 6

Cottage Grove, OR 97424

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

Cynthia Irene Sustaire

28 S 6th, Apt. 6

Cottage Grove, OR 97424

File No. 229266AM

STATUTORY WARRANTY DEED

Philip A. Hyatt and Sheryl L. Hyatt, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Cynthia Irene Sustaire,

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 EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is \$42,000.00.

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:

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 10th day of April, 2018.

Philip A. Hyatt
Philip A. Hyatt

Sheryl L. Hyatt
Sheryl L. Hyatt

State of Oregon } ss
County of Marathon

On this 10th day of April, 2018, before me, Jane L. Reeves a Notary Public in and for said state, personally appeared Philip A. Hyatt and Sheryl L. Hyatt, 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.

Jane L. Reeves
Notary Public for the State of Oregon
Residing at: Vale, OR
Commission Expires: 7-13-19



EXHIBIT "A"

229266AM

PARCEL 1:

Lots 12 and 13 in Block 4 of LONE PINE ON THE SPRAGUE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 2:

Lot 10 in Block 4 of LONE PINE ON THE SPRAGUE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

PARCEL 3:

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

Lot 11 in Block 4, LONE PINE ON THE SPRAGUE, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon, TOGETHER WITH an undivided 1/80 interest in and to the following:

A tract of land situated in the SW 1/4 SE 1/4 of Section 11 and the NE 1/4 of Section 14, all in Township 35 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon, more particularly described as follows:

Beginning at an iron pin on the West line of the SW 1/4 SE 1/4 of Section 11, said point begin North 0° 07' 13" West, a distance of 71.79 feet from the South one-fourth corner of said Section 11, thence South 62° 56' 13" East 572.55 feet; thence on the arc of a 130-foot radius curve to the right 24.17 feet; thence South 52° 17' 05" East 440.74 feet; thence on the arc of a 130-foot radius curve to the right 33.42 feet; thence South 37° 33' 14" East 141.09 feet; thence on the arc of a 130-foot radius curve to the right 71.41 feet; thence South 06° 04' 53" East 158.13 feet; thence on the arc of a 70-foot radius curve to the left 78.84 feet; thence South 71° 26' 17" East 279.26 feet; thence South 72° 06' 37" East 210.79 feet; thence on the arc of a 130-foot radius curve to the right 129.94 feet; thence South 14° 47' 22" East 269.56 feet; thence South 30° East to the intersection with the thread or centerline of Sprague River; thence Northwesterly along the thread of the Sprague River to its intersection with the West line of the SW 1/4 SE 1/4 of said Section 11; thence South 0° 07' 113" East along said West line to the point of beginning.