



THIS SPACE RESERVED FOR

2018-005838
Klamath County, Oregon
05/11/2018 02:00:00 PM
Fee: \$57.00

After recording return to:

Clifton H. McMillan

11950 Clovis Dr.

Klamath Falls, OR 97603

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

Clifton H. McMillan

11950 Clovis Dr.

Klamath Falls, OR 97603

File No. 231132AM

STATUTORY WARRANTY DEED

Norman L. Hand, Trustee, or any successor Trustee thereto, of the Norman L. Hand Trust, UTD June 16, 1999, or as thereafter amended, as to an undivided 1/3 interest, Gerald E. Hand, as to an undivided 1/3 interest and Kenneth W. Hand, as to an undivided 1/3 interest,

Grantor(s), hereby convey and warrant to

Clifton H. McMillan,

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:

All that portion of the S1/2 SE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, lying Northwesterly of the Klamath Falls-Keno Highway.

EXCEPTING THEREFROM, a tract of land situated in the SW1/4 SE1/4 of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, more particularly described as follows: Beginning at an iron pin located Easterly a distance of 1147.0 feet from the South quarter corner of Section 12, Township 39 South, Range 8 East of the Willamette Meridian, said distance being measured along the section line between Sections 12 and 13, said iron pin also being located on the Northwest right of way of State Highway #66; thence Westerly along the section line between Sections 12 and 13 a distance of 400.00 feet to an iron pin; thence Northerly at right angles to said section line a distance of 150.0 feet to an iron pin; thence Easterly parallel to said section line a distance of 475.0 feet to an iron pin; located on the Northwest right of way of State Highway #66; thence Southwesterly along said right of way a distance of 167.6 feet, more or less, to the point of beginning.

AND EXCEPTING THEREFROM that portion deeded to Klamath County in Instrument recorded April 1, 1932 in Volume 97, page 199, Deed Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion described in Instrument recorded June 9, 1989 in M89, page 10221, Microfilm Records of Klamath County, Oregon.

ALSO EXCEPTING THEREFROM that portion deeded to the State of Oregon by and through the Department of Transportation in Deed recorded June 2, 2004 in Instrument M04, page 35261, Records of Klamath County, Oregon

The true and actual consideration for this conveyance is \$65,000.00.

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:

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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 9th day of May, 2018.

Norman L. Hand Trust UTD June 16, 1999

BY: _____
Norman L. Hand, Trustee

Gerald E. Hand
[Signature]
Kenneth W Hand

State of _____ } ss.
County of _____ }

On this _____ day of May, 2018, before me, _____, a Notary Public in and for said state, personally appeared **Norman L. Hand** known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Norman L. Hand Trust UTD June 16, 1999, and acknowledged to me that he/she/they executed the same as Trustee.

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 _____ »
Residing at: _____
Commission Expires: _____

State of _____ } ss.
County of _____ }

On this _____ day of May, 2018, before me, _____, a Notary Public in and for said state, personally appeared **Gerald E. Hand** known or identified to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the 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.

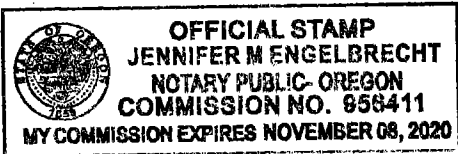
Notary Public for the State of _____ »
Residing at: _____
Commission Expires: _____

State of Oregon } ss.
County of Klamath }

On this 9th day of May, 2018, before me, Jennifer M Engelbrecht, a Notary Public in and for said state, personally appeared **Kenneth W. Hand** known or identified to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the 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.

[Signature]
Notary Public for the State of Oregon »
Residing at: Klamath County
Commission Expires: 11-8-2020



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 9th day of MAY, 2018

Norman L. Hand Trust UTD June 16, 1999

BY:

Norman L. Hand Trustee

Norman L. Hand, Trustee

Gerald E. Hand

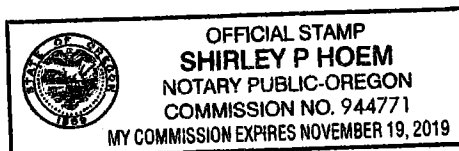
Kenneth W. Hand

State of Oregon } ss.
County of Clackamas }

On this ninth day of May, 2018, before me, Shirley P Hoem, a Notary Public in and for said state, personally appeared Norman L. Hand known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Norman L. Hand Trust UTD June 16, 1999, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Shirley P Hoem
Notary Public for the State of Oregon »
Residing at: Wilsonville, OR
Commission Expires: 11-19-19



State of _____ } ss.
County of _____ }

On this _____ day of May, 2018, before me, _____, a Notary Public in and for said state, personally appeared Gerald E. Hand known or identified to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the 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 _____ »
Residing at: _____
Commission Expires: _____

State of _____ } ss.
County of _____ }

On this _____ day of May, 2018, before me, _____, a Notary Public in and for said state, personally appeared Kenneth W. Hand known or identified to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the 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.

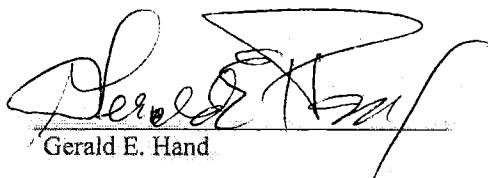
Notary Public for the State of _____ »
Residing at: _____
Commission Expires: _____

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 9th day of May, 2018

Norman L. Hand Trust UTD June 16, 1999

BY: _____
Norman L. Hand, Trustee


Gerald E. Hand

Kenneth W. Hand

State of _____ } ss.
County of _____ }

On this _____ day of May, 2018, before me, _____, a Notary Public in and for said state, personally appeared **Norman L. Hand** known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the **Norman L. Hand Trust UTD June 16, 1999**, and acknowledged to me that he/she/they executed the same as Trustee.

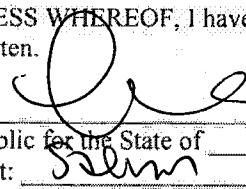
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Notary Public for the State of _____ »
Residing at: _____
Commission Expires: _____

State of Oregon } ss.
County of Marion }

On this 9th day of May, 2018, before me, Tina Kelly, a Notary Public in and for said state, personally appeared **Gerald E. Hand** known or identified to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the 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: Seaside
Commission Expires: 2-8-19



State of _____ } ss.
County of _____ }

On this _____ day of May, 2018, before me, _____, a Notary Public in and for said state, personally appeared **Kenneth W. Hand** known or identified to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she/they executed the 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 _____ »
Residing at: _____
Commission Expires: _____