

2018-008281

Klamath County, Oregon



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07/11/2018 03:39:30 PM

Fee: \$87.00

Returned at Counter

AFTER RECORDING RETURN TO:

Parks & Ratliff, P.C.
620 Main Street
Klamath Falls OR 97601

GRANTOR'S NAME AND ADDRESS:

Wayne Hastings, and
Etta Hastings
Trustees of the Wayne and Etta Lou Hastings Trust Agreement
UAD 3-17-1999
P.O. Box 327
Malin, OR 97632

GRANTEE'S NAME AND ADDRESS:

Roger Taylor
24265 Suty Road
Malin, OR 97632

SEND TAX STATEMENTS TO:

Roger Taylor
24265 Suty Road
Malin, OR 97632

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That WAYNE HASTINGS and ETTA HASTINGS, TRUSTEES OF THE WAYNE AND ETTA LOU HASTINGS TRUST AGREEMENT, UAD 3/17/1999, hereinafter called the grantors, for the consideration hereinafter stated, to grantor paid by **ROGER TAYLOR**, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or in any way appertaining, situated in the County of Klamath, State of Oregon, described as follows, to-wit:

N1/2SE1/4 (Lots 13 and 14) constituting Farm Unit "D" in Section 17, Township 41 South, Range 12 East of the Willamette Meridian

SAVING AND EXCEPTING that portion of the herein property conveyed to the Great Northern Railway Co. by deed recorded in Deed Volume 95 at page 307, Records of Klamath County, Oregon.

Property ID No.: R110800
Map Tax Lot NO.: R-4112-01700-00800-000

SUBJECT TO: Reservations and restrictions of record; rights of way and easements of record and those apparent upon the land; contracts and/or liens for irrigation and/or drainage.

TO HAVE AND TO HOLD THE SAME unto the grantee and grantee's heirs, successors and assigns forever.

AND GRANTOR HEREBY COVENANTS to and with grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above-granted premises, free from all encumbrances except those of record and those apparent on the land, and that grantor will warrant and forever defend the premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above-described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$417,000.00.

In construing this deed, where the context so requires, the singular includes the plural and all grammatical changes shall be made so that this deed shall apply equally to corporations and to individuals.

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, SECTION 2 TO 9 AND 17, CHAPTER 855,
OREGON LAWS 2009, AND SECTION 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated: July 11, 2018.

Wayne Hastings
Wayne Hastings, Trustee of the Wayne and Etta Lou
Hastings Trust Agreement, UAD 3/17/1999

Dated: July 11, 2018.

Etta Hastings
Etta Hastings, Trustee of the Wayne and Etta Lou
Hastings Trust Agreement, UAD 3/17/1999

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 11 day of July, 2018, by
Wayne Hastings, as Trustee of the Wayne and Etta Lou Hastings Trust Agreement, UAD 3/17/1999.



Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 9-24-18

STATE OF OREGON; County of Klamath) ss.

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME this 11 day of July, 2018, by
Etta Hastings, as Trustee of the Wayne and Etta Lou Hastings Trust Agreement, UAD 3/17/1999.



Kay Heath
NOTARY PUBLIC FOR OREGON
My Commission expires: 9-24-18