



THIS SPACE RESERVED FOR

2018-008383

Klamath County, Oregon

07/13/2018 02:43:01 PM

Fee: \$92.00

After recording return to:

Brandon L. Hatcher and Victoria K. Hatcher

1230 Sunset Beach Road

Klamath Falls, OR 97601

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

Brandon L. Hatcher and Victoria K. Hatcher

1230 Sunset Beach Road

Klamath Falls, OR 97601

File No. 231318AM

STATUTORY WARRANTY DEED

Raymond J. Driscoll, Jr. and Jan A. Driscoll, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Brandon L. Hatcher and Victoria K. Hatcher, as Tenants by the Entirety,

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"


The true and actual consideration for this conveyance is \$300,000.00.

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:

2018-2019 Real Property Taxes, a lien not yet due and payable.

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 11 day of July, 2018.

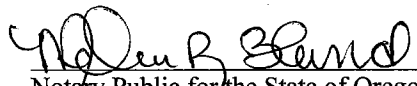

Raymond P. Driscoll Jr.


Jan A. Driscoll

State of Oregon } ss
County of Klamath }

On this 11 day of July, 2018, before me, Melissa R Bland a Notary Public in and for said state, personally appeared Raymond J. Driscoll, Jr. and Jan A. Driscoll, 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.


Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: March 15, 2022

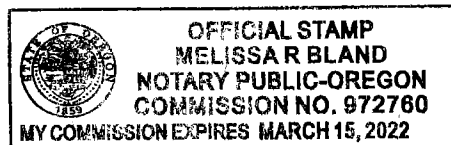


EXHIBIT "A"

PARCEL 1

Lot 17 and a portion of Lot 16, SUNSET BEACH, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, more particularly described as follows

Beginning at a point on the right of way line of Sunset Drive, said point also being on the Northeasterly line of Lot 16 of Sunset Beach, said point also being the end of a 16.26° curve to the right, thence South $21^\circ 28'$ East along said right of way distance of 16.73 feet, thence South $71^\circ 19' 20''$ West a distance of 130.57 feet, more or less, to the shoreline of Upper Klamath Lake, thence North $08^\circ 33'$ West along said shoreline a distance of 41.50 feet, more or less, to the intersection of said shoreline and the Northerly lot line of Lot 16, thence North $53^\circ 43'$ East, 119.55 feet, more or less, to the Northeasterly corner of said Lot 16, thence along the Southwesterly right of way line of Sunset Drive and along a 16.259° curve to the right, 62.86 feet to the point of beginning.

PARCEL 2

Beginning at the Northeasterly corner of Lot A, Sunset Beach; thence along the Northeasterly line of said Lot A, Southeasterly along the arc of a $14^\circ 04' 45''$ curve to the left, 166.20 feet to the point of tangency of said curve; thence continuing along the Northeasterly line of said Lot A, South $44^\circ 52'$ East 184.54 feet to a point; said point being North $44^\circ 52'$ West, 90.22 feet from the Southeasterly corner of said Lot A; thence North $87^\circ 39' 00''$ West 171.57 feet to a point; thence North $49^\circ 17'$ West 81.70 feet to the Southeasterly corner of a parcel described in Deed Volume 355, page 81; thence along the Northeasterly line of said parcel, North $30^\circ 26' 30''$ West 128.50 feet to the Northeasterly corner of said parcel; thence along the Northwesterly line of said parcel, South $67^\circ 49'$ West 38.37 feet to a point on the Northwesterly line of said parcel; thence North $12^\circ 10'$ West 25.64 feet to the Northwesterly corner of said Lot A; thence along the Northwesterly line of said Lot A, North $53^\circ 43'$ East 147.50 feet to the point of beginning.

ALSO beginning at the Southeasterly corner of Lot 16, Sunset Beach, Klamath County, Oregon; thence South $53^\circ 43'$ West along the Southeasterly line of said Lot 16, 147.5 feet to the Southwesterly corner of said Lot 16; thence North $48^\circ 48' 23''$ West 62.21 feet, more or less, to a point; said point being on the high water line of Upper Klamath Lake; thence North $71^\circ 19' 20''$ East, 171.37 feet, more or less, to a point on the Northeasterly line of said Lot 16; thence South $21^\circ 28'$ East, 9.20 feet, more or less, to the point of beginning.