



THIS SPACE RESERVED FOR

2018-008517

Klamath County, Oregon

07/18/2018 09:10:01 AM

Fee: \$92.00

After recording return to:

Hirschbock Enterprises LLC, an Oregon Limited
Liability Company

3990 Cross Rd

Klamath Falls, OR 97603

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

Hirschbock Enterprises LLC, an Oregon Limited
Liability Company

3990 Cross Rd

Klamath Falls, OR 97603

File No. 246104AM

STATUTORY WARRANTY DEED

Ver-Dawn Bywater,
Trustee of the Barnes Loving Trust dated May 17, 1990, *

Grantor(s), hereby convey and warrant to

Hirschbock Enterprises LLC, an Oregon Limited Liability Company,

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'

The true and actual consideration for this conveyance is \$120,000.00.

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 16th day of July, 2018.

Barnes Loving Trust dated May 17, 1990

By: Ver-Dawn Bywater, Trustee
Ver-Dawn Bywater, Trustee

State of _____ } ss.
County of _____ }

On this 16 day of July, 2018, before me, MARION ROSE, a Notary Public in and for said state, personally appeared Ver-Dawn Bywater known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of the Barnes Loving Trust dated May 17, 1990, and acknowledged to me that she 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.



Marion Rose
Notary Public for the State of Oregon
Commission Expires: 11-9-20

EXHIBIT 'A'

File No. 246104AM

Parcel 1 of Land Partition 56-94 situated in Section 4, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon

EXCEPTING THEREFROM a tract of land situated in Parcel 1 of "Land Partition 56-94", to be combined with Parcel 2 of said Land Partition, being in the N1/2 SE1/4 of Section 4, Township 41 South, Range 10 East Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the SE1/16 corner of said Section 4; thence South 88°31'24" East 656.66 feet to the C-E-SE 1/64 corner of said Section 4; thence North 00°44'00" East 224.35 feet to the Southeast corner of said Parcel 2; thence North 88°31'24" West 934.25 feet to the southwest corner of said Parcel 2; thence South 49 °52'22" East 359.17 feet to the point of beginning.

ALSO EXCEPTING THEREFROM a tract of land being a portion of Parcel 1 of Land Partition 56-94 (said Tract to be combined with Parcel 2 of said Land Partition 56-94 as revised by property line adjustment 27-96), situated in SE1/4 of Section 4, Township 41 South, Range 10 East Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point on the line common to said Parcels 1 and 2 from which the CE 1/16 (Northwest corner of said Parcel 2) bears North 14°58'02" East 199.65 feet; the South 14°58'02" West, along said common line, 663.07 feet; thence North 50° 02'19" West 574.40 feet; thence North 07°16'52" 447.76 feet; thence South 83°21'49" East 500.03 feet; thence South 56 °14'04" East 206.40 feet to the point of beginning.

ALSO EXCEPTING THEREFROM the SE1/4 of the of the NE1/4 of the SE1/4 of Section 4, Township 41 South, Range 10 East of the Willamette Meridian, Klamath County Oregon. Being a portion of Parcel 1 of Land Partition #56-94