



THIS SPACE RESERVED FOR

2018-009267

Klamath County, Oregon

08/06/2018 01:36:01 PM

Fee: \$87.00

After recording return to:

Denise K. Hill, Trustee of The Denise Hill Trust dated
3/28/2018

1010 W 11th St

Coquille, OR 97423

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

Denise K. Hill, Trustee of The Denise Hill Trust dated
3/28/2018

1010 W 11th St

Coquille, OR 97423

File No. 249276AM

STATUTORY WARRANTY DEED

William F. Hill and Shirley C. Hill, as Tenants by the Entirety,

Grantor(s), hereby convey and warrant to

Denise K. Hill, Trustee of The Denise Hill Trust dated 3/28/2018,

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:

**The SW1/4 NW1/4 and all that portion of the NW1/4 SW1/4 lying North of the USBR 31-A Drain Canal all
in Section 26 Township 40 South Range 10 East of the Willamette Meridian, Klamath County, Oregon**

EXCEPTING THEREFROM any portion lying with Hill Road

**ALSO an undivided one-half interest in a 60 foot roadway along the West side of the SW1/4 NW1/4 and
NW1/4 SW1/4 of Section 26, Township 40 South, Range 10 East of the Willamette Meridian, Klamath
County, Oregon, extending North to the County Road, only as excepted in that certain deed to VC Rexford
by deed recorded in Volume 114 Page 318, deed records of Klamath County, Oregon.**

The true and actual consideration for this conveyance is \$400,000.00.

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.

87 HLT

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 6 day of August, 2018

William F. Hill
William F Hill

Shirley C. Hill
Shirley C Hill

State of Oregon } ss
County of Klamath }

On this 6 day of August, 2018, before me, Jenny Annette Brazil a Notary Public in and for said state, personally appeared William F. Hill and Shirley C. Hill, 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.

Jenny Annette Brazil
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 12/3/2018

