



THIS SPACE RESERVED FOR

2018-009879

Klamath County, Oregon

08/21/2018 12:35:01 PM

Fee: \$92.00

After recording return to:

Richard D. Golden and Cynthia Gaye Johnson

PO Box 965

Keno, OR 97627

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

Richard D. Golden and Cynthia Gaye Johnson

PO Box 965

Keno, OR 97627

File No. 245035AM

STATUTORY WARRANTY DEED

Kenneth A. Hall and Carol A. Hall, as Tenants by the Entirety and Kevin J. Hall,

Grantor(s), hereby convey and warrant to

Richard D. Golden and Cynthia Gaye Johnson, not as Tenants in Common but with Rights of Survivorship,

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:

A parcel of land in Section 6, Township 40 South, Range 8, East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at an iron axle on the Easterly right of way of the Keno-Worden Road, which is located 1622.59 feet North and 2906.46 feet West from the Southeast corner of Section 6; thence North 00° 58' West, along said road boundary, 741.50 feet to a 5/8" iron pin; thence Northwesterly along said road boundary, 258.60 feet to a point South 31° 33' East, 60.00 feet from the most Southerly corner of Recorded Survey No. 1259; thence North 58° 15' East, 272.36 feet to the true point of beginning of this description; thence North 58° 15' East, 206.50 feet to the High Water Mark of Klamath River; thence South 45° 05' 10" East, 178.48 feet to a 5/8" iron pin; thence South 36° 44" West, 203.00 feet; thence North 45° 05' 10" West, 255.00 feet to the true point of beginning.

The true and actual consideration for this conveyance is \$257,500.00.

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.

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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 14 day of Aug, 2018.

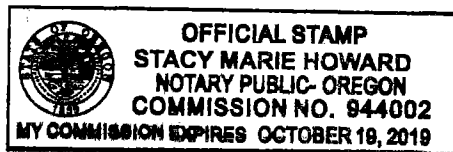
Kenneth A. Hall
Kenneth A. Hall

Carol A. Hall
Carol A. Hall

State of Oregon } ss
County of Klamath }

On this 14 day of August, 2018, before me, Stacy Howard a Notary Public in and for said state, personally appeared Kenneth A. Hall and Carol A. Hall, 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.

Stacy Howard
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 10-19-19



Kevin J. Hall
Kevin J. Hall

State of WA } ss
County of Cowlitz }

On this 14 day of August, 2018, before me, William F Woodard a Notary Public in and for said state, personally appeared Kevin Hall, 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.

William F Woodard
Notary Public for the State of WA
Residing at: Cowlitz County
Commission Expires: 8/1/19

