



THIS SPACE RESERVED FOR

2018-010617

Klamath County, Oregon

08/31/2018 11:06:01 AM

Fee: \$92.00

After recording return to:

John Hawthorne and Paulette Hawthorne

13440 Algoma Road

Klamath Falls, OR 97601

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

John Hawthorne and Paulette Hawthorne

13440 Algoma Road

Klamath Falls, OR 97601

File No. 247536AM

STATUTORY WARRANTY DEED

Victor George Parry,

Grantor(s), hereby convey and warrant to

John Hawthorne and Paulette Hawthorne, 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:

Please see attached Exhibit "A"

The true and actual consideration for this conveyance is \$210,000.00.

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.

9/20/18

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 24 day of August, 2018.

Victor George Parry
Victor G. Parry
George
State of Oregon } ss
County of Klamath }

On this 24 day of August, 2018, before me, Rosio V. Hernandez a Notary Public in and for said state, personally appeared Victor George Parry, 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath Falls OR
Commission Expires: Nov 06, 2020

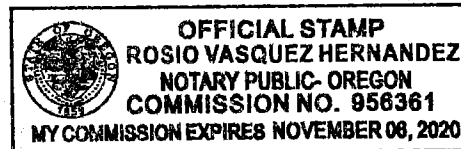


EXHIBIT "A"

A parcel of land being a portion of the NW1/4 SW1/4 of Section 18, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the Northerly right of way of the Dalles-California Highway, which point is North 56° 50' East 395 feet from an iron pin in the West line of Section 18, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which iron pin is 1,328 feet North of the Southwest corner of said Section 18 from said point of beginning, runs North 10° 25' West 80 feet, thence North 56° 50' East 65 feet; thence South 10° 25' East 80 feet to the North boundary line of said Dalles-California Highway; thence South 56° 50' West along said Northerly boundary of said highway, to the place of beginning.

A parcel of land being a portion of the NW1/4 SW1/4 of Section 18, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the Northerly right of way line of the Dalles-California Highway, which point is North 56° 50' East 395 feet from an iron pin in the West line of Section 18, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, which iron pin is 1,328 feet North of the Southwest corner of said Section 18; from said point of beginning, runs South 56° 50' West along the Northerly line of said highway, 75 feet; thence North 10° 25' West 153.66 feet; thence North 63° 34' East 75 feet; thence Southeasterly in a straight line, 143 feet, more or less, to the place of beginning.

A parcel of land being a portion of the NW1/4 SW1/4 of Section 18, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the Northerly line of the Dalles-California Highway from which the Southwest corner of Section 18, Township 37 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon bears South 56° 50' West, 245 feet and South 1,328 feet; running, thence North 56° 50' East along the Northerly line of said highway, 75 feet; thence North 10° 25' West, 153.66 feet; thence South 63° 34' West 75 feet; thence South 11° 27' East 162 feet to the place of beginning.