



THIS SPACE RESERVED FOR

**2018-010660**

**Klamath County, Oregon**

**08/31/2018 03:17:01 PM**

**Fee: \$87.00**

After recording return to:

Edward H. Brown

501 Vivienne Dr

Watsonville, CA 95076

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

Edward H. Brown

501 Vivienne Dr

Watsonville, CA 95076

File No. 251396AM

---

### STATUTORY WARRANTY DEED

**Nadine Hoy and Charles B. Hoy, Jr., as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Edward H. Brown,**

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:

**Unsurveyed Parcel 1 of Land Partition 20-98, located in the SE1/4 of Section 31, Township 39 South, Range 8 East, Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the section corner common to Sections 5 and 6, Township 40 South, Range 8 East of the Willamette Meridian, and Sections 31 and 32 of Township 39 South, Range 8 East of the Willamette Meridian; thence North 02°00'07" West a distance of 331.95 feet; thence North 63°07'00" West a distance of 1391.26 feet; thence North 12°22'34" East a distance of 146.70 feet; thence North 47°22'52" West a distance of 676.04 feet, to the true point of beginning of this description; thence North 47°22'52" West a distance of 1241.90 feet; thence North 50°30'32" East a distance of 215.56 feet; thence along a 318.10 foot radius curve to the right a distance of 437.86 feet, the long chord of which bears North 89°56'32" East a distance of 404.10 feet; thence South 50°37'28" East a distance of 886.20 feet; thence South 39°22'32" West a distance of 538.44 feet, to the true point of beginning of this description.**

The true and actual consideration for this conveyance is \$80,000.00.

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

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 30 day of August, 2018.

Nadine Hoy  
Nadine Hoy

Charles B. Hoy, Jr.  
Charles B. Hoy, Jr.

State of OR } ss  
County of Klamath }

On this 30th day of Aug., 2018, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Nadine Hoy and Charles B. Hoy, Jr., 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.

Deborah Anne Sinnock  
Notary Public for the State of OR  
Residing at: Klamath Co.  
Commission Expires: 8-30-21

