

After recording return to:
Stephanie Hakanson
4514 Selma St.
Klamath Falls, OR 97603
Grantor

2018-012570

Klamath County, Oregon



00230375201800125700010018

10/15/2018 10:13:03 AM

Fee: \$82.00

Until a change is requested, all tax statements
shall be sent to the following address:
Stephanie Hakanson, Trustee
Same as above

WARRANTY DEED

Returned at Counter

KNOW ALL MEN BY THESE PRESENTS, That Stephanie Hakanson, hereinafter called the grantor, for the consideration hereinafter stated, to grantor paid by Stephanie Hakanson, Trustee of the Stephanie Hakanson Living Trust hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee and grantee's heirs, successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Klamath and State of Oregon, described as follows, to-wit:

A tract of land situated in the NE1/4NW1/4SW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, described as follows: Beginning at the Northwest corner of the NE1/4NW1/4SW1/4 of said section; thence South 30 feet; thence East 210 feet; to the true beginning; thence North 60 feet; thence West 50 feet, more or less, to the East end of Selma Street; thence South 60 feet to the North line of Volume M71 Page 2179; thence East along said line 50 feet, more or less, to the true point of beginning, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 197.352. 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 APPROVED USES, 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 197.352

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns, that grantor is lawfully seized in fee simple of the above granted premises, free from all encumbrances except those of record and those apparent upon the land, if any, as of the date of this deed, and that grantor will warrant and forever defend the said premises and every party of parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances. Subject to building restrictions as shown in Vol. 240 Page 150, Deed Records of Klamath County, Oregon, and to rights of way for any overhanging utility wires, or sewer lines. This property is within the boundaries of the South Suburban Sanitary Dist., and the Klamath Irrigation Dist., and subject to rights of way and/or charges in connection therewith.

The true and actual consideration paid for this transfer, stated in terms of dollars is other than money.

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

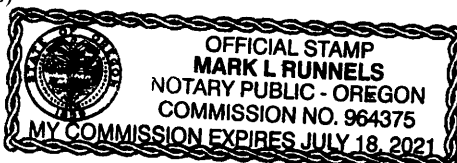
In Witness Whereof, the undersigned grantor, has executed this instrument this on October 8, 2018.

Stephanie Hakanson

STATE OF OREGON, County of Klamath)ss.

Personally appeared the above named Stephanie Hakanson and acknowledge the foregoing instrument to be her voluntary act and deed.

(S E A L)



Before me:
Notary Public for Oregon