



THIS SPACE RESERVED FOR

2018-013416

Klamath County, Oregon

11/02/2018 10:04:01 AM

Fee: \$87.00

After recording return to:

Matthew J. Hayes

4617 Denver Ave

Klamath Falls, OR 97603

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

Matthew J. Hayes

4617 Denver Ave

Klamath Falls, OR 97603

File No. 258744AM

STATUTORY WARRANTY DEED

Phillip Wayne Hoskins,

Grantor(s), hereby convey and warrant to

Matthew J. Hayes,

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 piece or parcel of land situated in the N1/2 SE1/4 NW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a point in the center line of a 60 foot roadway from which the Section corner common to Sections 2, 3, 10 and 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, and as marked on the ground by an iron pin driven therein, bears South 89°44 1/2' West along said roadway center line 1419.5 feet, to a point in the West boundary of said Section 11 and North 0°13 1/2' West 1662.5 feet to said Section corner and running thence North 0°01' West 331.45 feet to a point on the Northerly boundary of said North half of the Southeast quarter of the Northwest quarter of Section 11; thence North 89°47' East along said boundary line 65.7 feet; thence South 0°01' East 331.4 feet, more or less, to an intersection with the center line of the above mentioned roadway; thence South 89°44 1/2' West along said roadway center line 65.7 feet, more or less, to said point of beginning.

The true and actual consideration for this conveyance is \$170,500.00.

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:

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 31st day of October, 2018.

Phillip Wayne Hoskins
Phillip Wayne Hoskins

State of Oregon } ss
County of Klamath }

On this 31st day of October, 2018, before me,
Kathleen Antoinette Maynard a Notary Public in and for said state, personally appeared Phillip Wayne Hoskins, 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.

Kathleen Antoinette Maynard
Notary Public for the State of Oregon
Residing at: Klamath
Commission Expires: 6/7/22

