



THIS SPACE RESERVED FOR

<p>2018-014223 Klamath County, Oregon 11/26/2018 03:18:01 PM Fee: \$92.00</p>
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After recording return to:
Jim Grant and Teri Grant
37716 McCartie Ln
Bonanza, OR 97623

Until a change is requested all tax statements shall be sent to the following address:
Jim Grant and Teri Grant
37716 McCartie Ln
Bonanza, OR 97623
File No. 266862AM

STATUTORY WARRANTY DEED

Jacquelyn Hilyard and JoAnn Shakon, as joint tenants with rights of survivorship,

Grantor(s), hereby convey and warrant to

Jim Grant and Teri Grant, 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:

A tract of land situated in the N1/2 of Section 28, Township 39 South, Range 10 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin marking the North one-fourth corner of said Section 28; thence North 89°49'03" West along the North line of said Section 28 a distance of 7.00 feet; thence following the centerline of an irrigation ditch; South 00°29'26" West 743.07 feet (a 5/8 inch iron pin bears South 00°29'26" West 24.30 feet); thence along the arc of a curve to the left (radius = 20 feet and central angle = 101°05'56") 35.29 feet; thence North 79°23'30" East 73.18 feet (a 5/8 inch iron pin bears North 79°23'30" East 49.14 feet); thence along the arc of a curve to the right (central angle = 78°38'00" and radius = 60 feet) 82.34 feet; thence South 21°58'30" East 55.81 feet; thence along the arc of a curve to the right (central angle - 17°58'22" and radius 300 feet) 94.11 feet; thence leaving said ditch South 88°56'48" East 631.78 feet to a 5/8 inch iron pin on the South edge of an irrigation ditch; thence North 00°19'32" East 909.33 feet to a 5/8 inch iron pin; thence continuing North 00°19'32" East 30.00 feet to the North line of said Section 28; thence North 89°54'41" West along the North line of said Section 28, 827.90 feet to the point of beginning.

The true and actual consideration for this conveyance is \$390,000.00.

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:

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 11th day of November, 2018.

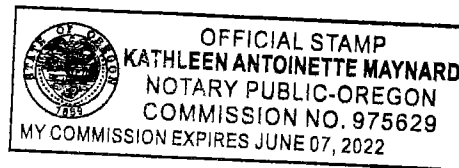
Jacquelyn Hilyard
Jacquelyn Hilyard

JoAnn Shakon

State of Oregon } ss
County of Klamath }

On this 11th day of November, 2018, before me, Kathleen Antoinette Maynard a Notary Public in and for said state, personally appeared Jacquelyn Hilyard and JoAnn Shakon, 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 County
Commission Expires: 6/7/22



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 20th day of November 2018

Jacquelyn Hilyard

JoAnn Shakon
JoAnn Shakon

State of FLORIDA) ss
County of MANATEE)

On this 20 day of November, 2018, before me, Danielle L. Kingsley a Notary Public in and for said state, personally appeared Jacquelyn Hilyard and JoAnn Shakon, 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.

Notary Public for the State of FLORIDA
Residing at: SARASOTA COUNTY FLORIDA
Commission Expires: 10/16/2020

