



THIS SPACE RESERVED FOR

**2018-014832**

**Klamath County, Oregon**

**12/11/2018 11:32:01 AM**

**Fee: \$87.00**

After recording return to:

Justin Hawkins

4623 Anderson Ave

Klamath Falls, OR 97603

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

Justin Hawkins

4623 Anderson Ave

Klamath Falls, OR 97603

File No. 268663AM

---

### STATUTORY WARRANTY DEED

**Nancy K. Kincheloe,**

Grantor(s), hereby convey and warrant to

**Justin Hawkins, an unmarried man,**

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 parcel of land situate in the N1/2 of the NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the NE corner of Lot 51, ELMWOOD PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon and running thence North 0°47'30" West 30 feet to a point on the South line of the N1/2 NW1/4 of said Section 14, said point being the true point of beginning of this description; thence continuing North 0°47'30" West 30 feet to a point; thence South 89°33' East 140 feet, to a point; thence North 0°47'30" West 200 feet to a point; thence North 00°53'13" West 174.46 feet to a point; thence North 69°31'20" East along the Southerly line of FIRST ADDITION TO BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, 563.86 feet to a point; thence South 28°27'30" East along the Westerly line of Lot 20, Block 4, FIRST ADDITION TO BANYON PARK, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, 135.77 feet to a point on the Northerly line of the USBR A-3 Lateral; thence Southwesterly along said Northerly line to a point on the South line of the N1/2 NW1/4 of said Section 14; thence North 89°36'30" West along the South line of said N1/2 NW1/4 of Section 14, 357.75 feet to the true point of beginning.**

**Also known as Parcel 3 of Minor Land Partition 19-91.**

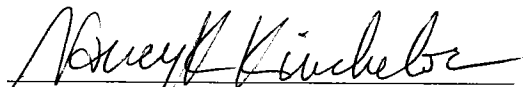
The true and actual consideration for this conveyance is \$249,900.00.

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:

87

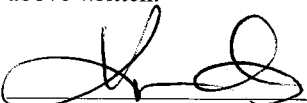
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 10th day of December, 2018.

  
Nancy K. Kincheloe

State of Oregon } ss  
County of Klamath }

On this 10th day of December, 2018, before me, Kathleen Antoinette Maynard, a Notary Public in and for said state, personally appeared Nancy K. Kincheloe, 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 Oregon  
Residing at: Klamath County  
Commission Expires: 6/7/22

