



THIS SPACE RESERVED FOR

2018-015031

Klamath County, Oregon

12/17/2018 09:49:00 AM

Fee: \$92.00

After recording return to:

Don Hascall

PO Box 5062

Klamath Falls, OR 97601

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

Don Hascall

PO Box 5062

Klamath Falls, OR 97601

File No. 271619AM

STATUTORY WARRANTY DEED

Scott Farrar,

Grantor(s), hereby convey and warrant to

Don Hascall,

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:

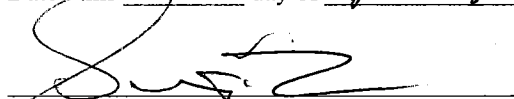
See Attached Exhibit 'A'

The true and actual consideration for this conveyance is \$60,000.00.

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 December, 2018.

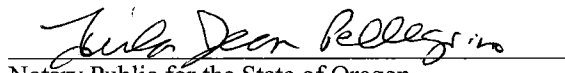


Scott Farrar

State of Oregon } ss
County of Klamath }

On this 11th day of December, 2018, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Scott Farrar, 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 Falls, Oregon
Commission Expires: 11-19-2022

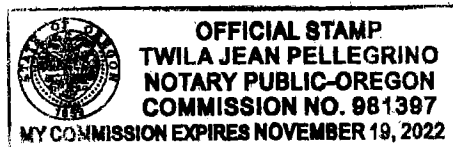


EXHIBIT 'A'

Lot 4, Block 1 of "Plat of Subdivision of Blocks 2B and 3 of Homedale", according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

Excepting therefrom the South 5 feet thereof conveyed to Klamath County for road purposes by Volume 362 at page 561, Deed Records of Klamath County, Oregon.

Also excepting therefrom: a tract of land being a portion of Lot 4 in Block 1 of "Plat of Subdivisions of Blocks 2B and 3 of Homedale", situated in the NE1/4 NE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Southerly right of way line of the O.C. & E railroad from which the Northeast corner of Parcel 1 of minor partition 82-83 bears South 66°42'00" East 338.50 feet; thence along the said Southerly right of way line North 66°42'00" West 66.32 feet, thence leaving said Southerly right of way line South 31°04'00" East 89.33 feet; thence South 14°44'00" East 46.92 feet; thence South 00°17'00" West 186.72 feet; thence North 01°00'42" East 103.65 feet; thence North 00°37'56" East 178.76 feet to the point of beginning and with bearings based on said plat of subdivision of Blocks 2B and 3 of Homedale, Klamath County, Oregon.

Together with the following: a tract of land being a portion of Lot 5 in Block 1 of "Plat of Subdivision of Block 2B and 3 of Homedale", situated in the NE1/4 NE1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, being more particularly described as follows:

Beginning at a point on the Northerly right of way line of Leland Drive from which the Northeast corner of Parcel 1 of Minor Partition 82-83 bears North 49°54'24" East 412.13 feet; thence along said Northerly right of way line North 74°55'18" West 1.53 feet; thence leaving said Northerly right of way line North 01°00'42" East 116.56 feet; thence South 00°17'00" West 116.94 feet to the point of beginning, and with bearings based on said plat of Subdivision of Blocks 2B and 3 of Homedale, Klamath County, Oregon.