



THIS SPACE RESERVED FOR

**2019-000918**

**Klamath County, Oregon**

**01/31/2019 01:18:01 PM**

**Fee: \$87.00**

After recording return to:

Michael L. Davis

8351 HWY 66

Klamath Falls, OR 97601

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

Michael L. Davis

8351 HWY 66

Klamath Falls, OR 97601

File No. 276234AM

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### STATUTORY WARRANTY DEED

**William P. Hales and Wendy J. Hales, as Tenants by the Entirety ,**

Grantor(s), hereby convey and warrant to

**Michael L. Davis,**

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 located in the NE1/4SE1/4 of Section 22, Township 39 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:**

**Beginning at the quarter corner common to Sections 22 and 23; thence due South 43.0 feet; thence South 61°24' West 674.64 feet, more or less, to the true point of beginning; thence South 37°11' East 495.75 feet to the Northwestern boundary of the Klamath Falls-Ashland Highway; thence along said highway South 39°31' West 401.26 feet to a 3/4 inch galvanized iron pipe; thence North 14°44' West 687.2 feet, more or less, the Southwest corner of property describe in Deed Volume M74 page 8804; thence North 74°23'20" East 136.37 feet to the point of beginning.**

**LESS AND EXCEPT that portion deeded to the State of Oregon by and through its Department of Transportation by deeds recorded May 16, 1989 in Volume M89 page 8499 and Correction Warranty Deed recorded January 11, 1990 in Volume M90, page 703.**

The true and actual consideration for this conveyance is \$230,000.00.

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 28 day of January, 2019.

William P. Hales  
William P. Hales

Wendy J. Hales  
Wendy J. Hales

State of Oregon } ss  
County of Klamath }

On this 28 day of January, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared William P. Hales and Wendy J. Hales, 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.

Melissa R. Strom  
Notary Public for the State of Oregon  
Residing at: Klamath County  
Commission Expires: March 15, 2022

