



THIS SPACE RESERVED FOR

2019-000968

Klamath County, Oregon

02/01/2019 12:07:00 PM

Fee: \$87.00

After recording return to:

Darryl Chappell
4801 Darwin Place
Klamath Falls, OR 97603

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

Darryl Chappell
4801 Darwin Place
Klamath Falls, OR 97603
File No. 273450AM

STATUTORY WARRANTY DEED

Roy Henry Hagen, Jr.,

Grantor(s), hereby convey and warrant to

Darryl Chappell,

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 NE1/4 NE1/4 of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, more particularly described as follows:

Beginning at a point which is South 0° 10' East at the Section line a distance of 460.4 feet and North 88° 39' West a distance of 207.4 feet from the iron axle which marks the Northeast corner of Section 15, Township 39 South, Range 9 East of the Willamette Meridian, and running thence; North 88° 39' West a distance of 98 feet to an iron pin; thence South 0° 10' East parallel to the Section line a distance of 72 feet to an iron pin; thence South 88° 39' East a distance of 98 feet; thence North 0° 10' West a distance of 72 feet to the point of beginning.

The true and actual consideration for this conveyance is \$132,500.00.

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 January, 2019.

Roy Henry Hagen Jr.
Roy Henry Hagen Jr.

State of Oregon } ss
County of Klamath }

On this 31st day of January, 2019, before me, Kathleen Antoinette Maynard a Notary Public in and for said state, personally appeared Roy Henry Hagen Jr., 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.

[Signature]
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 6/7/22

