



THIS SPACE RESERVED FOR

2019-002717

Klamath County, Oregon

03/22/2019 10:23:00 AM

Fee: \$92.00

After recording return to:

Patrick L. Stanton and Josephine C. Stanton

14270 Hill Road

Klamath Falls, OR 97603

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

Patrick L. Stanton and Josephine C. Stanton

14270 Hill Road

Klamath Falls, OR 97603

File No. 279093AM

STATUTORY WARRANTY DEED

Katherine R. Clark, Trustee of the Rookhuyzen Living Trust, dated October 22, 2010, and any amendments thereto,

Grantor(s), hereby convey and warrant to

Patrick L. Stanton and Josephine C. Stanton, 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:

The property described in Exhibit "A" attached hereto and made a part hereof

The true and actual consideration for this conveyance is \$389,900.00.

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:

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 20 day of March, 2019

The Rookhuyzen Living Trust

By: Katherine R. Clark
Katherine R. Clark, Trustee

State of Oregon} ss.
County of Klamath}

On this 20 day of March, 2019, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared **Katherine R. Clark** known or identified to me to be the person whose name is subscribed to the foregoing instrument as **Trustee of the Rookhuyzen Living Trust**, and acknowledged to me that he/she/they executed the same as Trustee.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jenny Annette Brazil
Notary Public for the State of Oregon»
Residing at: Klamath County
Commission Expires: 10/23/2022

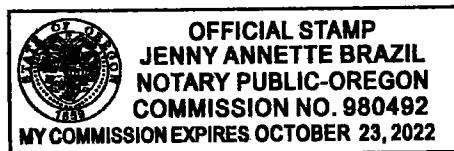


EXHIBIT "A"

A parcel of land situated in Lot 10 of Section 17, Township 40 South, Range 10 East of the Willamette Meridian, more particularly described as follows:
Beginning at the Northeast corner of said Lot 10, which point is the intersection of the North line of said Section 17 and the centerline of Hill Road; thence West along the North line of said Section 17 a distance of 250.0 feet; thence South, parallel with the centerline of Hill Road, a distance of 594.0 feet; thence East parallel with the North line of said Section 17 a distance of 250.0 feet, more or less to the centerline of Hill Road; thence North along said centerline a distance of 594.0 feet, more or less, to the point of beginning.

TOGETHER WITH that portion deeded by deed recorded as M99 Page 40966, as shown on Survey No. 5415 for Lot Line Adjustment No. 10-93, said parcel being more particularly described as follows:

Beginning at a point on the Section line common to Sections 8 and 17, Township 40 South, Range 10 East of the Willamette Meridian, at its intersection with the westerly right of way line of Hill Road, from which point the Northeast corner of said Section 17 bears North 89°55'29" East 1360.49 feet; thence along the Section line South 89°55'29" West 220.00 feet; thence South 00°26'01" East 565.40 feet; thence South 87°16'24" West 21.32 feet; thence North 00°45'52" East 605.31 feet; thence North 89°13'35" East 228.66 feet to the Westerly right of way line of Hill Road; thence South 00°26'01" East 41.66 feet to the point of beginning.

EXCEPTING THEREFROM that parcel of land deeded by instrument M99 Page 40963, as shown on Survey 5415 for Lot Line Adjustment 10-93, said parcel being more particularly described as follows:

Commencing at a point on the Westerly right of way line of Hill Road from which the Northeast corner of said Section 17 bears North 89°55'29" East 1360.49 feet; thence along said westerly right of way line South 00°26'01" East 371.21 feet; thence South 00°06'20" West 183.99 feet to the true point of beginning for this parcel; thence South 87°16'24" West 218.44 feet; thence South 00°26'01" East 28.60 feet; thence North 89°55'29" East 217.91 feet to the Westerly right of way line of Hill Road; thence along said right of way line North 00°06'20" East 38.70 feet to the true point of beginning.

Also excepting therefrom, any portion of the above described parcels lying within Hill Road.