



THIS SPACE RESERVED FOR

2019-004228

Klamath County, Oregon

04/22/2019 11:38:02 AM

Fee: \$87.00

After recording return to:

Kelly J. Hewitt and Taylor M. Hewitt

4416 Bristol Ave.

Klamath Falls, OR 97603

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

Kelly J. Hewitt and Taylor M. Hewitt

4416 Bristol Ave.

Klamath Falls, OR 97603

File No. 285930AM

STATUTORY WARRANTY DEED

Justin Russell Riach,

Grantor(s), hereby convey and warrant to

Kelly J. Hewitt and Taylor M. Hewitt, 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:

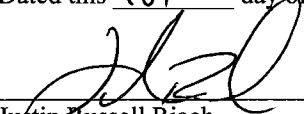
Beginning at a point on the South line of Bristol Avenue which lies North 89° 38' East 807.55 feet and South 0° 21' East 30 feet from the Northwest corner of S1/2 of S1/2 of NW1/4 of SW1/4 of Section 11, Township 39 South, Range 9 East of the Willamette Meridian, and running thence North 89° 38' East along said right of way line, 83.6 feet; thence South 0° 22' East 148.64 feet; thence South 68° 00' West 89.93 feet; thence North 0° 22' West 181.8 feet, more or less, to the point of beginning, being in the S1/2 of S1/2 of NW1/4 of SW1/4 of said Section 11, Township 39 South, Range 9 East of the Willamette Meridian, in the County of Klamath, State of Oregon.

The true and actual consideration for this conveyance is \$253,000.00.

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 18th day of April, 2019.


Justin Russell Riach

State of Oregon } ss
County of Klamath }

On this 18th day of April, 2019, before me, Kathleen Antoinette Maynard a Notary Public in and for said state, personally appeared Justin Russell Riach, 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, OR

Commission Expires: 6/7/22

