



THIS SPACE RESERVED FOR

**2019-004238**

**Klamath County, Oregon**

**04/22/2019 01:50:01 PM**

**Fee: \$92.00**

After recording return to:

Kevin L. Hamilton

3105 Patterson

Klamath Falls, OR 97603

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

Kevin L. Hamilton

6061 Hilyard Ave.

Klamath Falls, OR 97603

File No. 287761AM

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**STATUTORY WARRANTY DEED**

**David Ryan Larson and Ann Larson, as Tenants by the Entirety,**

Grantor(s), hereby convey and warrant to

**Kevin L. Hamilton,**

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”**

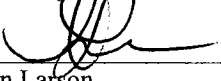
The true and actual consideration for this conveyance is \$540,000.00.

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 19 day of April, 2019

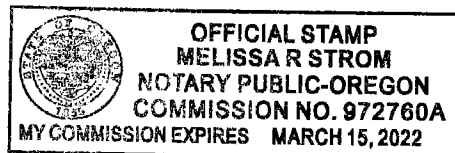
  
\_\_\_\_\_  
David Ryan Larson

  
\_\_\_\_\_  
Ann Larson

State of Oregon } ss  
County of Klamath } m8

On this 19 day of April, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared David Ryan Larson and Ann Larson, 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 County  
Commission Expires: March 15, 2022



## EXHIBIT "A"

Lots 1, 2 and 3 of HOMELAND TRACTS NO. 2, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, EXCEPTING THEREFROM that portion of Lots 1 and 2 described as follows:

A tract of land situated in Lots 1 and 2, HOMELAND TRACTS NO. 2, more particularly described as follows:

Beginning at the intersection of the West line of Patterson Street and the North line of Hilyard Street; thence South  $87^{\circ}46'$  West along the North line of Hilyard Street 135.04 feet; thence North  $0^{\circ}54'$  West 110.2 feet; thence North  $87^{\circ}59'$  East, 135 feet to the West line of Patterson Street; thence South  $0^{\circ}54'$  East to the point of beginning.

ALSO EXCEPTING THEREFROM the Northerly 78.5 feet of the Easterly 200 feet of Lot 2 and the Easterly 200 feet of Lot 3.

ALSO EXCEPTING THEREFROM A parcel of land situated in Lots 1, 2 and 3 of HOMELAND TRACTS NO. 2 according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon, being in the SW1/4 SW1/4 of Section 1, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" rebar on the South line of said Lot 1 from which the Southeast corner of said Lot 1 bears North  $87^{\circ}46'$  East 135.04 feet; thence along the lines of the excepted portions of that tract of land described in Deed Volume M86, page 1202, Microfilm Records of Klamath County, Oregon, in said Lots 1, 2 and 3, North  $00^{\circ}51'51''$  West (North  $00^{\circ}54'$  West by said Deed Volume) 110.20 feet to a 5/8" iron pin, North  $87^{\circ}46'00''$  East 135.04 feet to a 5/8" iron pin on the Easterly line of said Lot 2, North  $89^{\circ}55'29''$  West, 200.00 feet and North  $00^{\circ}51'51''$  West 171.41 feet (171.5 feet by said Deed Volume) to a point on the North line of said Lot 3; thence leaving said exception, North  $89^{\circ}55'29''$  West 23.67 feet to a 5/8" iron pin; thence South  $01^{\circ}06'00''$  East 290.60 feet to a point on the South line of said Lot 1; thence North  $87^{\circ}46'00''$  East 87.47 feet to the point of beginning, and with bearings based on the South line of said Lot 1 as being North  $87^{\circ}46'00''$  East, plat record.