



THIS SPACE RESERVED FOR

2019-005471
Klamath County, Oregon
05/16/2019 09:23:04 AM
Fee: \$87.00

After recording return to:
Brian D Loder and Marlisa M. Loder
5228 S Etna St
Klamath Falls, OR 97603

Until a change is requested all tax statements shall be
sent to the following address:
Brian D Loder and Marlisa M. Loder
5228 S Etna St
Klamath Falls, OR 97603
File No. 291067AM

STATUTORY WARRANTY DEED

Dara M. Hanson, also known as Dara Marie Hanson,

Grantor(s), hereby convey and warrant to

Brian D Loder and Marlisa M. Loder, 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 following described real property situate in Klamath County, Oregon;

The SW1/4 NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the Southeast corner of Lot 16, Summers Heights; thence South along the East line of Summers Heights a distance of 30 feet to the South line of the SW1/4 of the NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon; thence East along said line 50 feet to an iron pin; thence North 12° 00' East a distance of 217.88 feet to an iron pin, which is the true point of beginning of this description; thence North 12° 00' East a distance of 23.45 feet to an iron pin; thence North 31° 37' East a distance of 186.00 feet to an iron pin which is also the intersection of the Southwesterly line of South Etna Street; thence South 29° 42' East along said line, a distance of 100 feet to an iron pin; thence South 45° 38' West a distance of 136.21 feet to a 2 inch iron fence post; thence North 89° 13 1/2' West a distance of 54.52 feet to the true point of beginning.

And

Commencing at the Southeast corner of Lot 16 of Summers Heights, a platted subdivision in Klamath County, Oregon; thence South on the East line of said Summers Heights, a distance of 30 feet to the South line of the SW1/4 of the NW1/4 of Section 14, Township 39 South, Range 9 East of the Willamette Meridian; thence Easterly on said South line 50 feet to an iron pin; thence North 12° 00' East, a distance of 217.88 feet to an iron pin marking the Southwest corner of a tract of land described in Volume M69, page 3492, Deed Records of Klamath County, Oregon, said corner being the true point of beginning of this description; thence North 12° 00' East, 23.45 feet to an iron pin; thence North 31° 37' East 186.00 feet to an iron pin, which is also the intersection of the Southwesterly line of Etna Street; thence North 37° 18' West on said Southwesterly line, 2.90 feet; thence South 32° 46' West, 218.18 feet to a point on the North line of a tract of land described in Volume M96, page 11678, Deed Records of Klamath County, Oregon; thence South 89° 27' East, on said North line 17.47 feet to the true point of beginning.

The true and actual consideration for this conveyance is \$280,000.00.
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 15th day of May, 2019

Dara Marie Hanson
Dara Marie Hanson

State of Oregon } ss
County of Klamath }

On this 15 day of May, 2019, before me, Jenny Annette Brazil, a Notary Public in and for said state, personally appeared Dara M. Hanson, also known as Dara Marie Hanson, 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.

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

