



THIS SPACE RESERVED FOR

2019-007286

Klamath County, Oregon

06/28/2019 10:45:03 AM

Fee: \$87.00

After recording return to:

David Louis Hays and Kari Hays

919 Newcastle Ave

Klamath Falls, OR 97601

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

David Louis Hays and Kari Hays

919 Newcastle Ave

Klamath Falls, OR 97601

File No. 300879AM

STATUTORY WARRANTY DEED

William S. Foulon and Robin V. Foulon, Trustees of the Foulon Family Trust,

Grantor(s), hereby convey and warrant to

David Louis Hays and Kari Hays, 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:

Lots 3 and 4 in Block 41, HILLSIDE ADDITION to the City of Klamath Falls, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

SAVING AND EXCEPTING a 20 foot strip off the extreme Southwesterly side of the lot which was given to the county to widen the alley through Block 41.

The true and actual consideration for this conveyance is \$237,250.00.

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 26 day of June, 2019.

The Foulon Family Trust

By: William S. Foulon

William S. Foulon, Trustee

By: Robin V. Foulon

Robin V. Foulon, Trustee

State of Oregon} ss.
County of Klamath}

On this 26 day of June, 2019, before me, Melissa R. Strom a Notary Public in and for said state, personally appeared William S. Foulon and Robin V. Foulon known or identified to me to be the person whose name is subscribed to the foregoing instrument as trustee of The Foulon Family 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.

Melissa R. Strom
Notary Public for the State of Oregon
Residing at: Klamath County
Commission Expires: 3/15/22

