



THIS SPACE RESERVED FOR R

2019-007795

Klamath County, Oregon

07/11/2019 10:04:43 AM

Fee: \$87.00

After recording return to:

Randal Hunter and Judy Hunter

1776 Old Fort Rd

Klamath Falls, OR 97601

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

Randal Hunter and Judy Hunter

1776 Old Fort Rd

Klamath Falls, OR 97601

File No. 306386AM

STATUTORY WARRANTY DEED

Leigh Ann Yao, formerly known as Leigh Ann Jongewaard, Successor Trustee under the Jongewaard Loving Trust, dated April 28, 1992, and any amendments thereto,

Grantor(s), hereby convey and warrant to

Randal Hunter and Judy Hunter, 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:

Parcel 1 of Minor Land Partition 18-89, located in the NE1/4 SW1/4 of Section 22, Township 38 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon.

The true and actual consideration for this conveyance is \$55,000.00.

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:

2019-2020 Real Property Taxes, a lien not yet due and payable

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 10th day of July, 2019

The Jongewaard Loving Trust, dated April 28, 1992, and any amendments thereto

By: Leigh Ann Yao
Leigh Ann Yao, Successor Trustee

State of Oregon } ss
County of Klamath }

On this 10th day of July, 2019, before me, Twila Jean Pellegrino a Notary Public in and for said state, personally appeared Leigh Ann Yao, Successor Trustee of The Jongewaard Loving Trust, dated April 28, 1992, and any amendments thereto, 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.

Twila Jean Pellegrino
Notary Public for the State of Oregon
Residing at: Klamath Falls, Oregon
Commission Expires: 11-19-2022

