

Grantor Name and Address
GLENN L. HOBBS and KAREN D. HOBBS
1844 Old Military Rd.
Central Point, OR 97502
Grantee Name and Address
CHLOE RITA LLC
P.O. Box 1332
Jacksonville, OR 97530
After recording, return to (Name and Address):
CHLOE RITA LLC
P.O. Box 1332
Jacksonville, OR 97530
Send all tax statement to (Name and Address):
CHLOE RITA LLC
P.O. Box 1332
Jacksonville, OR 97530

2019-008352

Klamath County, Oregon



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07/24/2019 12:32:50 PM

Fee: \$87.00

WARRANTY DEED - STATUTORY FORM

GLENN L. HOBBS and KAREN D. HOBBS, who acquired title as KAREN D. STELLPFLUE, not as tenants in common but with rights of survivorship, Grantors, conveys and warrants to CHLOE RITA LLC, Grantee, the following described real property free of encumbrances, except as specifically set forth herein, situated in Klamath County, Oregon:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE FULLY INCORPORATED HEREIN.

For information purposes only, the physical address, map/tax acct#(s) may be referenced here:
26408 Rocky Point Road, Klamath Falls, OR 97601-9195.

This property is free from encumbrances except (if none, so state): 1. Reservations and restrictions of record, rights of way and easements of record, contracts and/or liens for irrigation and/or drainage. 2. Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.

The true consideration for this conveyance is \$0.00. (See requirements of ORS 93.030)

DATED 7/22/19; any signature on behalf of a business or other entity is made with the authority of that entity.

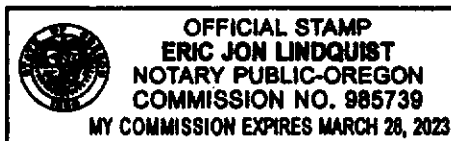
GLENN L. HOBBS

KAREN D. HOBBS

State of Oregon

County of JACKSON

This instrument was acknowledged before me on (date) 07/22/2019 by GLENN L. HOBBS and KAREN D. HOBBS.



Notary Public for Oregon

Oregon State Disclosure for all Real Property: BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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 (Definitions for ORS 92.010 to 92.192) OR 215.010 (Definitions), 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 (Definitions for ORS 30.930 to 30.947), AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300 (Definitions for ORS 195.300 to 195.336), 195.301 (Legislative findings) AND 195.305 (Compensation for restriction of use of real property due to land use regulation) TO 195.336 (Compensation and Conservation Fund) 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. Include required reference if real property is subject to Oregon Laws 2007, Chapter 866, Section 3.

Exhibit A

A tract of land situated in the NE 1/4 SW 1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian, in the County of Klamath, State of Oregon, described as follows:

Starting from the Northwest corner NE 1/4 SW 1/4 of Section 3, Township 36 South, Range 6 East of the Willamette Meridian; thence South 89°50' East a distance of 596.39 feet; thence South a distance of 223.26 feet to an iron pin, the point of beginning; thence South, a distance of 74.83 feet to an iron pin; thence South 69°26'53" East, a distance of 131.65 feet to an iron pin; thence Northerly on the Westerly side of the County Road, along a curve left having a radius of 543 feet, a distance of 100 feet to an iron pin; thence North 80°37'11" West a distance of 151.61 feet more or less to the point of beginning.

This property is free from liens and encumbrances, EXCEPT: Reservations and restrictions of record, rights of way and easements of record, contracts and/or liens for irrigation and/or drainage.

1. **Covenants, conditions, restrictions and/or easements, if any, affecting title, which may appear in the public record, including those shown on any recorded plat or survey.**