



THIS SPACE RESERVED FOR

2019-009210

Klamath County, Oregon

08/13/2019 03:16:00 PM

Fee: \$87.00

After recording return to:

Thomas C. Hoy

17816 Cougar Ridge Rd.

Klamath Falls, OR 97603

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

Thomas C. Hoy

17816 Cougar Ridge Rd.

Klamath Falls, OR 97603

File No. 309067AM

STATUTORY WARRANTY DEED

David S. Kopf and Nellie Kopf, as Tenants by the Entirety ,

Grantor(s), hereby convey and warrant to

Thomas C. Hoy,

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:

Unsurveyed Parcel 2 of Land Partition 46-00 being Parcels 1 and 2 of "Land Partition 37-96", situated in the E1/2 of Section 29, Township 40 South, Range 8 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at the South 1/16 corner common to Section 28, Township 40 South, Range 8 East of the Willamette Meridian, and said Section 29; thence West, along the East-West Centerline of the SE1/4 of said Section 29, 965.20 feet; thence North 3980.0 feet, more or less, to a point on the North line of said Section 29, from which the E-E 1/64 corner common to Section 20, Township 40 South, Range 8 East of the Willamette Meridian, and said Section 29 bears South 89°58'21" East 344.0 feet; thence South 89°58'21" East 344.0 feet to the said E-E 1/64 corner common to said Sections 20 and 29; thence South 663.6 feet, more or less, to the NE-NE 1/64 corner of said Section 29; thence East 665.8 feet, more or less, to the N-N 1/64 corner common to said Sections 28 and 29; thence South 00°46'09" West 3316.57 feet to the point of beginning.

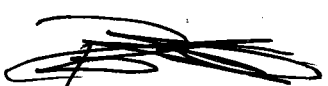
The true and actual consideration for this conveyance is \$315,000.00.

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 14th day of August, 2019.

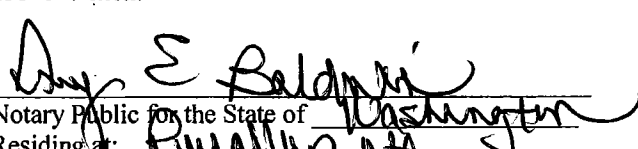

David S. Kopf


Nellie Kopf

State of Washington } ss
County of Pierce }

On this 14th day of August, 2019, before me, Amy E Baldwin a Notary Public in and for said state, personally appeared David S. Kopf and Nellie Kopf, 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 Washington
Residing at: Puyallup, WA
Commission Expires: 02/16/2020

NOTARY PUBLIC
STATE OF WASHINGTON
AMY E. BALDWIN
MY COMMISSION EXPIRES
FEBRUARY 16, 2020
COMMISSION NO. 183466