



THIS SPACE RESERVED FOR

2019-009754

Klamath County, Oregon

08/26/2019 09:01:01 AM

Fee: \$87.00

After recording return to:

James D. English and Jeanette E. Hayes, Trustees

3515 Swan Lake Rd

Klamath Falls, OR 97603

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

James D. English and Jeanette E. Hayes, Trustees

3515 Swan Lake Rd

Klamath Falls, OR 97603

File No. 315478AM

## STATUTORY WARRANTY DEED

**Lon D. Sweet,**

Grantor(s), hereby convey and warrant to

**James D. English and Jeanette E. Hayes, Trustees of The James D. English and Jeanette E. Hayes Revocable Living Trust dated July 19, 2018,**

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:

A parcel of land comprised of a portion of Tract 11 of Gienger's Home Tracts and a portion of the vacated alley between Tract 10 and Tract 11 of Gienger's Home Tracts, Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8" iron pin which marks the Southeasterly corner of said Tract 11 and the Western right of way line of Wiard Street; thence North 0°10'18" East along the Westerly right of way line of Wiard Street a distance of 30.00 feet to a 5/8" iron pin and the true point of beginning. thence South 89°51'14" West and parallel to the Southerly line of said Tract 11 a distance of 168.00 feet to a 5/8" iron pin; thence North 0°11'40" East a distance of 70.19 feet to a 5/8" iron pin in the centerline of the alley between said Tract 10 and Tract 11, said alley having been vacated by court order on May 12, 1944 and recorded in Deed Volume 166, page 593 of the Deed Records of Klamath County, Oregon; thence North 89°49'47" East along the centerline of said vacated alley a distance of 167.97 feet to a 5/8" iron pin in the Western right of way line of Wiard Street; thence South 0°10'18" West along the Western right of wayline of Wiard Street a distance of 70.26 feet to a 5/8" iron pin and true point of beginning, being Parcel 2 as shown on the Minor Partition 83-83. Said bearings and distances based on said Minor Partition 83-83.

### PARCEL 2:

The East half of Tract No. Twelve of Gienger Home Tracts, according to the official plat thereof on file in the office of the County Clerk, Klamath County, Oregon.

### PARCEL 3:

A parcel of land comprised of a portion of Tract 11 of Gienger's Home Tracts and a portion of the vacated alley between Tract 10 and Tract 11 of Gienger's Home Tracts, Section 2, Township 39 South, Range 9 East of the Willamette Meridian, Klamath County, Oregon, more particularly described as follows:

Beginning at a 5/8 inch iron pin which marks the Southeasterly corner of said Tract 11 and the Western right of way line of Wiard Street; thence South 89°51'14" West along the Southerly line of said Tract 11 a distance of 308.10 feet to a 5/8" iron pin; thence North 0°11'40" East a distance of 100.13 feet to a 5/8" iron pin in the centerline of the alley between said Tract 10 and Tract 11, said alley having been vacated by court order on May 12, 1944 and recorded in Deed Volume 166, page 593 of the Deed Records of Klamath County, Oregon; thence North 89°14'47" East along the centerline of said vacated alley a distance of 140.09 feet to a 5/8" iron pin; thence South 0°11'40" West a distance of 70.19 feet to a 5/8" iron pin thence North 89°51'14" East 168.00 feet to a 5/8" iron pin on the Western right of way line of Wiard Street; thence South 0°10'18" West along the Western right of way line of Wiard Street a distance of 30.00 feet to the point of beginning, being Parcel 1 as shown in Minor Partition Map 83-83. Said bearings and distance based on said Minor Partition 83-83.

The true and actual consideration for this conveyance is \$185,000.00.

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:

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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 21<sup>st</sup> day of August, 2019.

Lon D Sweet  
Lon D. Sweet

State of Oregon } ss  
County of Klamath }

On this 21<sup>st</sup> day of August, 2019, before me, Deborah Anne Sinnock a  
Notary Public in and for said state, personally appeared Lon D. Sweet, 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.

Deborah Anne Sinnock  
Notary Public for the State of Oregon  
Residing at: Klamath Falls, Oregon  
Commission Expires: 8-31-21

