



THIS SPACE RESERVED FOR

2019-011889

Klamath County, Oregon

10/11/2019 10:36:01 AM

Fee: \$92.00

After recording return to:

Donald J. Hess and Laura E. Penkava

22148 E Hwy 140

Dairy, OR 97625

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

Donald J. Hess and Laura E. Penkava

22148 E Hwy 140

Dairy, OR 97625

File No. 326717AM

STATUTORY WARRANTY DEED

Peggy Sue Miller who acquired title as Peggy Sue Watson,

Grantor(s), hereby convey and warrant to

Donald J. Hess and Laura E. Penkava, 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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF FOR COMPLETE LEGAL DESCRIPTION.

The true and actual consideration for this conveyance is \$155,000.00.

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 Oct., 2019.

Peggy Sue Miller
Peggy Sue Miller

State of OR } ss
County of Klamath }

On this 10th day of Oct., 2019, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Peggy Sue Miller, 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 OR
Residing at: Klamath Co.
Commission Expires: 8-30-21

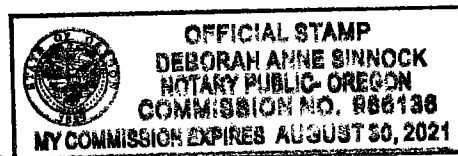


EXHIBIT "A"

326717AM

Parcel 1:

A piece or parcel of land situated in the S1/2 of the NW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a point in the Southerly boundary of that certain right of way for highway purposes as conveyed by A.L. Michael to the State of Oregon, by deed dated July 18, 1936 and recorded in Book 107 at page 23, Klamath County Records of Deeds, from which the quarter section corner on the Westerly boundary of the said Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian bears South 47°03' West 1,836.2 feet distant, and running thence Southwesterly along the said Highway boundary to a point which bears South 77°05' West 126.2 feet distant; thence South 0°34' West 180 feet; thence South 62°29' West 186.6 feet, more or less to a point in a well established fence line which marks the Westerly boundary of that certain tract heretofore conveyed to A.L. Michael by Martin Stoebsler et al., by deed dated February 19, 1925 and recorded in Book 66 of Deeds, at page 552; thence South 1°45' East along said fence line 185 feet, more or less, to a point in the center of a dry gulch or wash; thence Southeasterly along the said gulch or wash to a point from which the said point of beginning bears North 0°34' East; thence North 0°34' East 636.3 feet, more or less, to the point of beginning.

Parcel 2:

A piece or parcel of land situated in the SW1/4 of the NW1/4 of Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, Klamath County, Oregon more particularly described as follows:

Beginning at a point in the Southerly boundary of that certain right of way for highway purposes as conveyed by A.L. Michael to the State of Oregon by Deed dated July 18, 1936 and recorded in Book 107 of Deeds at Page 23, Klamath County Deed Records, from which the quarter section corner on the Westerly boundary of the said Section 34, Township 38 South, Range 11 1/2 East of the Willamette Meridian, bears South 44°49' West 1734.7 feet distant and running thence Southwesterly along the said highway boundary to a point which bears South 68°36' West 50.0 feet distant; thence South 11°45' East 170.6 feet, more or less, to a point in the boundary of the tract heretofore conveyed to James M. Barnes; thence following said boundary North 62°29' East 11.3 feet; thence North 0°34' East 180.0 feet, more or less, to the said point of beginning.