



THIS SPACE RESERVED FOR

2019-013543

Klamath County, Oregon

11/20/2019 11:29:01 AM

Fee: \$87.00

After recording return to:

Daniel Stearns and Cynthia V. Stearns

2001 Watson St

Klamath Falls, OR 97603

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

Daniel Stearns and Cynthia V. Stearns

2001 Watson St

Klamath Falls, OR 97603

File No. 329289AM

STATUTORY WARRANTY DEED

Susan D. Hauser, Trustee of the Susan D. Hauser Living Trust dated December 29, 1999,

Grantor(s), hereby convey and warrant to

Daniel Stearns and Cynthia V. Stearns, 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:

Lot 8, Block 1 of TRACT 1158, THIRD ADDITION TO EAST HILLS ESTATES, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

TOGETHER WITH

That portion of Lot 9, Block 1 of TRACT 1158, THIRD ADDITION TO EAST HILLS ESTATES as approved in Property Line Adjustment 22-00 and conveyed by Deed recorded August 4, 2000 in Volume M00, page 28565, Microfilm Records of Klamath County, Oregon, described as follows:

Beginning at the Southeast corner of Lot 8 of said Block 1; thence South 35° 00' 00" East 20.00 feet; thence South 65° 43' 02" West 230.60 feet; thence North 24° 16' 58" West 19.65 feet; thence North 65° 43' 02" East 226.88 feet to the point of beginning. (Bearing based on Minor Land Partition 80-83 and Lot Line Adjustment 22-00)

The true and actual consideration for this conveyance is \$460,000.00.

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:

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 15th day of Nov., 2019.

The Susan D. Hauser Living Trust

By: Susan D. Hauser
Susan D. Hauser, Trustee

State of Oregon } ss
County of Klamath }

On this 15th day of Nov., 2019, before me, Deborah Anne Sinnock a Notary Public in and for said state, personally appeared Susan D. Hauser, Trustee of the Susan D. Hauser Living Trust dated December 29, 1999, 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: 8-30-21

