

**2020-000280****Klamath County, Oregon**

01/08/2020 02:00:01 PM

Fee: \$87.00

THIS SPACE RESERVED FOR

After recording return to:

Paul R. Dorris and Ruby T. Dorris4012 Homedale RdKlamath Falls, OR 97603

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

Paul R. Dorris and Ruby T. Dorris4012 Homedale RdKlamath Falls, OR 97603File No. 328468AM

STATUTORY WARRANTY DEED**Jennifer Mae Hodges,**

Grantor(s), hereby convey and warrant to

Paul R. Dorris and Ruby T. Dorris, 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:

The following property situated in the NW1/4 SE1/4, Section 11, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon: Beginning at the quarter section corner common to Sections 11 and 14, Township 39 South, Range 9 East, Willamette Meridian; thence North 0°09' West along the North and South centerline of said Section 11, as marked on the ground by a well established fence line, 1,663.6 feet to a point on the centerline of Bristol Avenue, a 60 foot roadway; thence North 89°28' East 906.1 feet along said centerline to a point; thence North 0°12' West 30 feet to a point on the Northerly right of way line of said Avenue, said point also being the true point of beginning; thence North 0°12' West 278.9 feet; thence South 89°31' East 415.1 feet to a point on the Westerly right of way line of Homedale Road, a 60 foot roadway; thence South 0°16' East along said Westerly right of way line 271.0 feet, to a point marking the intersection of said Westerly right of way line and the Northerly right of way line of Bristol Avenue; thence South 89°28' West along said Northerly right of way line 415.4 feet, to the true point of beginning.

EXCEPTING THEREFROM that portion conveyed to Klamath County for road purposes, more particularly described as follows:

A parcel of land, situated in the NW1/4 SE1/4 of Section 11, Township 39 South, Range 9 East, Willamette Meridian, Klamath County, Oregon, for road purposes and being a portion of that property described in Deed Volume M67, Page 7962 recorded in the Klamath County Clerk's Office being more particularly described as follows:

Commencing at the 1/4 corner common to Sections 11 and 14, Township 39 South, Range 9 East, Willamette Meridian; thence along the center section line of Section 11, North 00°10'58" West - 1,666.95 feet to a point on the centerline of Bristol Avenue; thence along the centerline of Bristol Avenue North 89°28'00" East - 1,313.08 feet to a point; thence North 00°32'12" West - 30.00 feet to a point at the intersection of the West right of way line of Homedale Road and the North right of way line of Bristol Avenue, said point also being the true point of beginning; thence along the West right of way line of Homedale Road North 00°32'12" West - 15.00 feet to a 5/8 inch iron pin; thence South 44°27'54" West - 21.21 feet to a 5/8 inch iron pin on the North right of way line of Bristol Avenue; thence along the North right of way line of Bristol Avenue North 89°28'00" East - 15.00 feet to the point of beginning. Bearings and distances are based on Survey No. 6621 on file in the Klamath County Surveyor's Office.

The true and actual consideration for this conveyance is \$210,000.00.

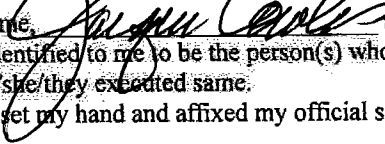
The above-described property is free of encumbrances except all those items of record, if any, as of the date of this deed and those shown below, if any:

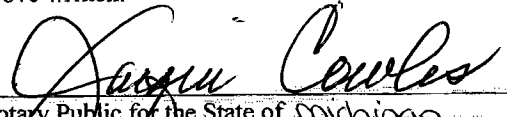
BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 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 6 day of January, 2020


Jennifer Mae Hodges

State of Michigan } ss
County of Van Buren }

On this 6 day of January, 2020, before me,  a Notary Public in and for said state, personally appeared Jennifer Mae Hodges, 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 Michigan
Residing at: Van Buren
Commission Expires: Jul. 28, 2020

JACQUI COWLES Notary Public, State of Michigan County of Van Buren My Commission Expires Jul. 28, 2020 Acting in the County of <u>Van Buren</u>
